

# CoreLogic Property Market Indicator Summary

All data to week ending 30 October 2016

**Auction markets remain firm, recording the 14<sup>th</sup> consecutive week where the combined capital city clearance rate remains above 70%**

The final weekend of October shows the auction clearance rate remains high across the combined capital cities, recording above 70.0 per cent for the 14th consecutive week. There were 2,246 auctions held across the capital cities, with a preliminary auction clearance rate of 77.6 per cent, showing only a slight decrease over last week's final clearance rate of 78.1 per cent across 2,680 auctions. This is higher than the corresponding week last year, where 61.0 per cent of the 2,547 capital city auctions were successful. The strong clearance rate continues to be supported by exceptionally strong auction market conditions in Sydney where the preliminary clearance rate was recorded at 84.4 per cent across almost 1,100 auctions, while the preliminary clearance rate in Melbourne (78.6 per cent), Canberra (71.1 per cent) and Adelaide (75 per cent) also tracked above 70 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	84.4%	1,096	906	765	141	60.2%	1,391
Melbourne	78.6%	629	527	414	113	65.6%	629
Brisbane	52.6%	192	114	60	54	48.8%	188
Adelaide	75.0%	166	120	90	30	57.0%	148
Perth	50.0%	60	18	9	9	58.1%	49
Tasmania	16.7%	10	6	1	5	50.0%	11
Canberra	71.1%	93	76	54	22	71.0%	131
<b>Weighted Average</b>	<b>77.6%</b>	<b>2,246</b>	<b>1,767</b>	<b>1,393</b>	<b>374</b>	<b>61.0%</b>	<b>2,547</b>

## Weekly clearance rate, combined capital cities



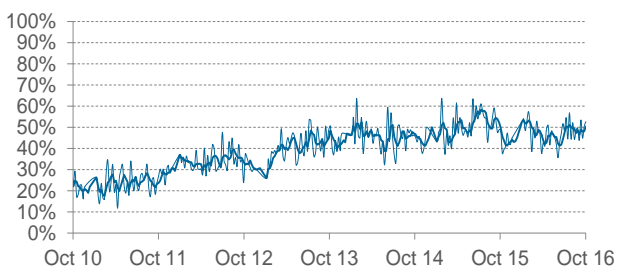
## Weekly clearance rate, Melbourne



## Weekly clearance rate, Sydney



## Weekly clearance rate, Brisbane



## Weekly clearance rate, Adelaide



— Weekly auction clearance rate — 4 week average

## Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	85.0%	23	20
Baulkham Hills and Hawkesbury	72.0%	28	25
Blacktown	92.3%	15	13
City and Inner South	84.5%	99	84
Eastern Suburbs	89.8%	121	98
Inner South West	74.0%	123	104
Inner West	87.5%	93	80
North Sydney and Hornsby	91.5%	192	153
Northern Beaches	94.0%	104	83
Outer South West	n.a.	13	9
Outer West and Blue Mountains	n.a.	5	4
Parramatta	67.2%	71	61
Ryde	84.3%	66	51
South West	70.9%	68	55
Sutherland	93.8%	72	64

## Melbourne sub-regions

Inner	70.4%	93	81
Inner East	70.2%	90	67
Inner South	73.1%	64	52
North East	82.8%	67	58
North West	91.7%	61	60
Outer East	87.9%	37	33
South East	82.1%	84	67
West	80.3%	87	71
Mornington Peninsula	77.8%	44	36

## Regional auction results

Hunter	68.6%	57	35
Wollongong	69.6%	33	23
Gold Coast	52.5%	81	40
Sunshine Coast	39.1%	36	23
Geelong	87.5%	49	32

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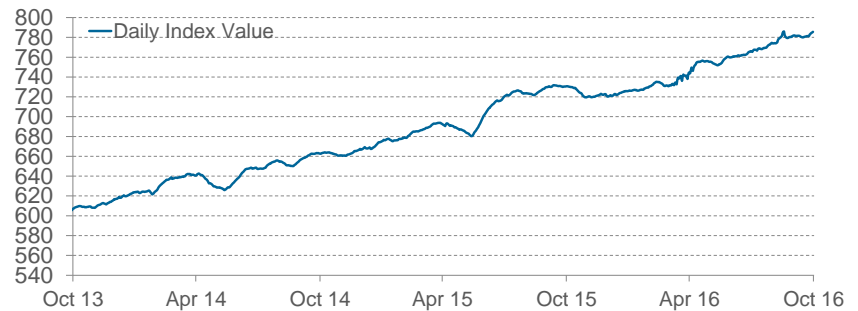
## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.1%	0.5%	13.4%	10.5%
Melbourne	1.5%	0.6%	11.8%	9.0%
Brisbane	0.5%	1.0%	3.6%	4.9%
Adelaide	0.1%	-2.1%	3.3%	2.5%
Perth	0.1%	0.7%	-6.3%	-3.6%
<b>Combined 5 capitals</b>	<b>0.6%</b>	<b>0.5%</b>	<b>9.1%</b>	<b>7.5%</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 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	8,263	-16.5%	21,443	-9.6%
Melbourne	9,532	-4.6%	31,102	-0.8%
Brisbane	5,061	8.2%	20,106	10.0%
Adelaide	2,352	-1.0%	8,142	3.4%
Perth	4,650	11.8%	23,690	18.5%
Hobart	451	-12.8%	1,742	-31.7%
Darwin	169	-15.5%	1,611	2.8%
Canberra	786	0.3%	1,978	-15.0%
<b>Combined capitals</b>	<b>31,264</b>	<b>-4.1%</b>	<b>109,814</b>	<b>2.0%</b>

## Number of homes for sale, combined capital cities

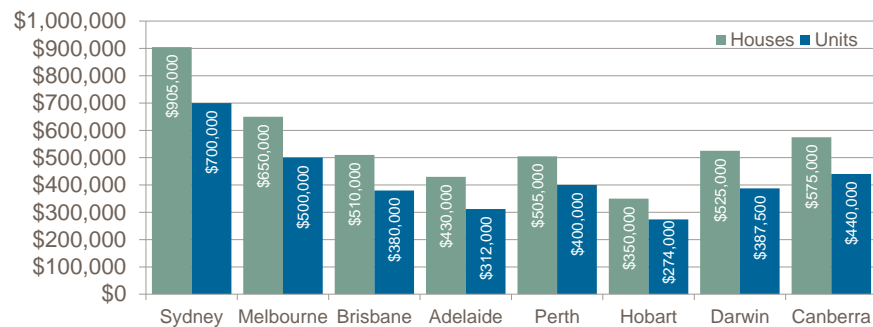


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,839	\$905,000	1,686	\$700,000
Melbourne	3,354	\$650,000	1,399	\$500,000
Brisbane	1,628	\$510,000	325	\$380,000
Adelaide	779	\$430,000	139	\$312,000
Perth	950	\$505,000	173	\$400,000
Hobart	186	\$350,000	56	\$274,000
Darwin	48	\$525,000	22	\$387,500
Canberra	199	\$575,000	101	\$440,000
<b>Combined Capitals</b>	<b>9,983</b>	<b>\$661,036</b>	<b>3,901</b>	<b>\$559,876</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.

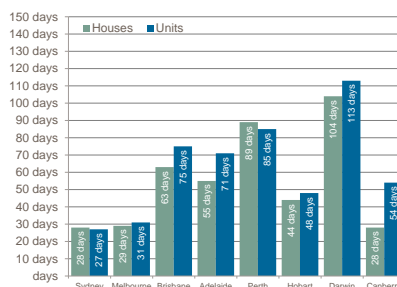
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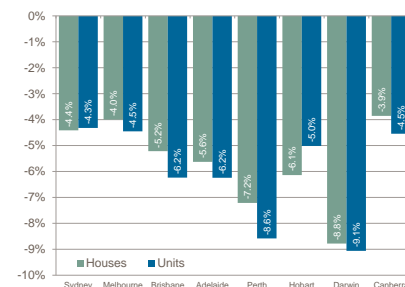
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	28 days	-4.4%	27 days	-4.3%
Melbourne	29 days	-4.0%	31 days	-4.5%
Brisbane	63 days	-5.2%	75 days	-6.2%
Adelaide	55 days	-5.6%	71 days	-6.2%
Perth	89 days	-7.2%	85 days	-8.6%
Hobart	44 days	-6.1%	48 days	-5.0%
Darwin	104 days	-8.8%	113 days	-9.1%
Canberra	28 days	-3.9%	54 days	-4.5%

## Median time on market



## Average vendor discounting

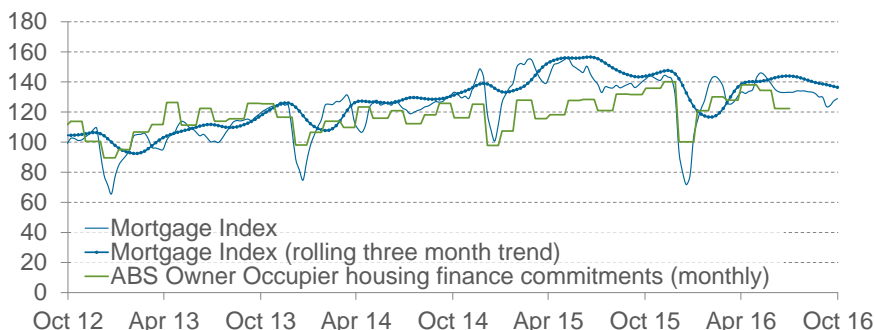


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	128.9	-0.7%	-1.6%
NSW	175.3	-1.5%	-1.3%
QLD	121.8	0.4%	-0.7%
SA	78.9	-5.3%	-3.3%
TAS	84.8	-4.2%	2.0%
VIC	139.0	-1.0%	-0.7%
WA	101.2	4.3%	-4.7%

## CoreLogic Mortgage Index

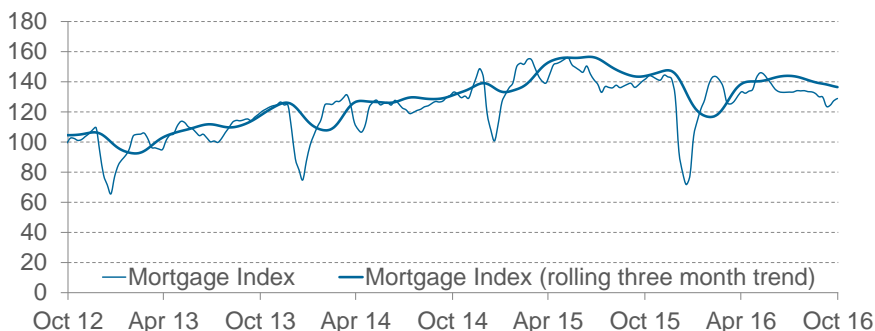


CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	338.8	-1.9%	1.1%
NSW	385.5	-3.8%	1.7%
QLD	255.2	-5.1%	0.5%
SA	302.2	6.8%	1.0%
TAS	136.0	-9.4%	3.4%
VIC	469.9	0.9%	1.4%
WA	334.6	6.7%	-0.4%

## 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 30 October 2016

Top two sales over the past week, states and territories

## Australian Capital Territory



**56 Masson St,  
Turner, ACT**  
5 bed, 3 bath, 3 car house  
\$2,425,000  
Luton Properties Canberra  
City Braddon



**3 Favenc Cir,  
Griffith, ACT**  
4 bed, 3 bath, 2 car house  
\$1,450,000  
Peter Blackshaw Real  
Estate Tuggeranong

## New South Wales



**115 Homebush Rd,  
Strathfield, NSW**  
6 bed, 7 bath, 6 car house  
\$5,650,000  
Georges Ellis & Co  
Strathfield



**22 Grosvenor Cres,  
Cronulla, NSW**  
5 bed, 5 bath, 3 car house  
\$5,250,000  
Greg Gilbert Real Estate  
Cronulla

## Northern Territory



**12 Brinkin Tce,  
Brinkin, NT**  
4 bed, 2 bath, 4 car house  
\$982,000  
One Real Estate Darwin



**3 Daldawa Tce,  
Lyons, NT**  
4 bed, 2 bath, 2 car house  
\$655,000  
One Real Estate Darwin

## Queensland



**171 Fernberg Rd,  
Paddington, QLD**  
5 bed, 3 bath, 3 car house  
\$5,300,000  
Place Paddington



**14 Otway St,  
Holland Park, QLD**  
5 bed, 7 bath, 3 car house  
\$5,225,000  
Dixon Family Estate Agents  
Toowong



# CoreLogic Property Market Indicator Summary

All data to week ending 30 October 2016

Top two sales over the past week, states and territories

## South Australia



**86B Northgate St,  
Unley Park, SA**  
3 bed, 2 bath, 2 car house  
\$1,450,000  
Harcourts Williams Luxury  
Property



**74 Fifth Ave,  
St Peters, SA**  
4 bed, 2 bath, 4 car house  
\$1,412,000  
LJ Hooker Saint Peters

## Tasmania



**11 Rameina Rd,  
Lindisfarne, Tas**  
5 bed, 2 bath, 5 car house  
\$585,000  
Nest Property Hobart



**13 Aherne Pl,  
Granton, Tas**  
4 bed, 2 bath, 2 car house  
\$522,000  
Petrusma Property

## Victoria



**29A Sussex St,  
Brighton, Vic**  
4 bed, 3 bath, 2 car house  
\$4,525,000  
Hodges Real Estate  
Brighton



**10 Pelican Pl,  
Mount Eliza, Vic**  
4 bed, 4 bath, 4 car house  
\$3,430,000  
Aqua Real Estate Mount  
Eliza

## Western Australia



**17A Chamberlain St,  
Cottesloe, WA**  
4 bed, 2 bath, 2 car house  
\$3,150,000  
Realmark Real Estate  
West/Acton Cottesloe  
Peppermint Grove



**18 Circe Cir,  
North Dalkeith, WA**  
4 bed, 2 bath, 2 car house  
\$2,025,000  
Acton Dalkeith

# CoreLogic Property Market Indicator Summary

*All data to week ending 30 October 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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