CoreLogic Property Market Indicator Summary
All data to week ending 9 October 2016

Volumes rise and return a strong clearance rate of 79.2 per cent

Last week the capital city auction markets were quiet due to the Labour Day long weekend which coincided with the AFL and NRL grand finals. Given this, it was unsurprising to see volumes increase substantially this week, with 2,246 held across the combined capital cities. The preliminary clearance rate was 79.2 per cent this week, up from a final clearance rate of 75.8 per cent last week across just 872 auctions. This week four of the capital cities recorded clearance rates above 80 per cent. At the same time last year, results were lower, with 69.5 per cent of auctions clearing over a total of 3,016 capital city auctions.

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	81.5%	774	638	520	118	69.6%	1,197
Melbourne	81.2%	1,110	946	768	178	73.4%	1,397
Brisbane	55.8%	157	104	58	46	53.8%	186
Adelaide	80.6%	97	62	50	12	64.0%	127
Perth	55.6%	31	9	5	4	37.9%	34
Tasmania	50.0%	9	4	2	2	25.0%	7
Canberra	86.7%	68	60	52	8	62.1%	68
Weighted Average	**79.2%**	**2,246**	**1,823**	**1,455**	**368**	**69.5%**	**3,016**

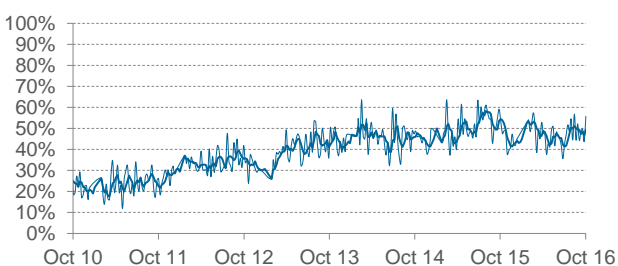## Weekly clearance rate, combined capital cities

Weekly clearance rate, Melbourne

Weekly clearance rate, Sydney

Weekly clearance rate, Brisbane

Weekly clearance rate, Adelaide

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	60.0%	26	20
Baulkham Hills and Hawkesbury	89.2%	42	37
Blacktown	78.8%	35	33
City and Inner South	87.1%	77	62
Eastern Suburbs	98.4%	71	62
Inner South West	64.7%	88	68
Inner West	82.9%	81	70
North Sydney and Hornsby	92.6%	114	95
Northern Beaches	92.3%	59	39
Outer South West	n.a.	8	5
Outer West and Blue Mountains	n.a.	8	7
Parramatta	66.7%	50	42
Ryde	92.6%	32	27
South West	50.0%	41	32
Sutherland	83.8%	40	37

Melbourne sub-regions			
Inner	80.2%	211	182
Inner East	77.4%	131	115
Inner South	82.5%	133	103
North East	87.7%	129	114
North West	74.0%	86	77
Outer East	84.5%	90	71
South East	86.0%	124	107
West	78.6%	148	131
Mornington Peninsula	79.1%	54	43

Regional auction results			
Hunter	55.0%	38	20
Wollongong	70.0%	38	20
Gold Coast	43.2%	69	37
Sunshine Coast	59.1%	44	22
Geelong	81.8%	31	22

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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%	0.0%	13.0%	10.2%
Melbourne	-0.4%	0.6%	10.7%	8.7%
Brisbane	0.1%	0.5%	2.7%	3.9%
Adelaide	-1.2%	0.5%	4.2%	4.1%
Perth	1.1%	-0.4%	-6.0%	-5.6%
Combined 5 capitals	**0.0%**	**0.3%**	**8.5%**	**7.0%**

*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	7,530	-17.0%	20,286	-6.2%
Melbourne	8,771	-2.5%	29,028	0.7%
Brisbane	4,573	3.8%	19,357	5.7%
Adelaide	2,006	-2.1%	7,776	5.0%
Perth	4,078	16.7%	23,100	19.8%
Hobart	445	9.3%	1,784	-28.9%
Darwin	163	-14.2%	1,621	3.1%
Canberra	600	-2.4%	1,872	-17.4%
Combined capitals	**28,166**	**-3.6%**	**104,824**	**3.0%**

## 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

	HOUSES		UNITS	
Capital city	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,825	$895,000	1,639	$695,000
Melbourne	3,144	$625,000	1,381	$506,000
Brisbane	1,625	$507,000	308	$382,750
Adelaide	846	$429,500	137	$310,000
Perth	912	$500,000	165	$430,000
Hobart	194	$367,500	54	$275,000
Darwin	27	$590,000	14	$327,500
Canberra	205	$595,000	92	$424,750
Combined Capitals	**9,778**	**$648,988**	**3,790**	**$561,401**

Median house and unit prices
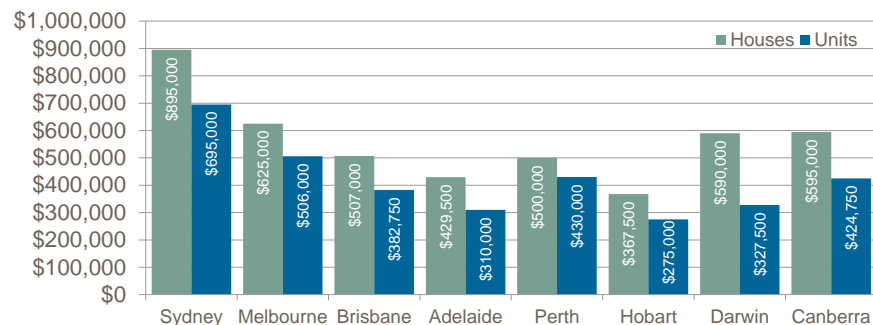
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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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	27 days	-4.4%	29 days	-4.1%
Melbourne	29 days	-4.3%	30 days	-4.7%
Brisbane	63 days	-5.0%	80 days	-5.3%
Adelaide	58 days	-5.6%	68 days	-5.9%
Perth	87 days	-6.9%	85 days	-6.6%
Hobart	37 days	-6.1%	48 days	-4.7%
Darwin	94 days	-9.1%	133 days	-11.9%
Canberra	26 days	-4.6%	43 days	-4.6%

Median time on market
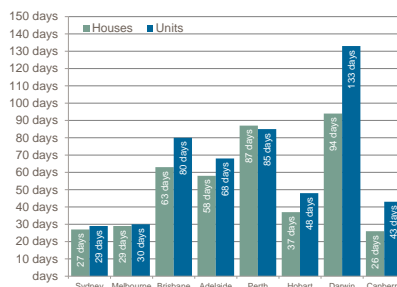
Average vendor discounting
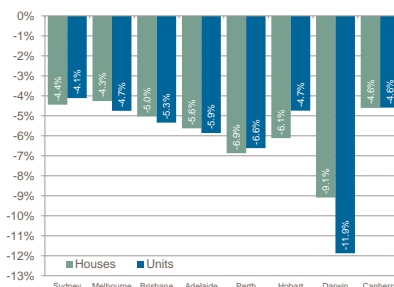
'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	123.1	-7.6%	-1.7%
NSW	167.2	-6.9%	-1.1%
QLD	115.2	-8.0%	-0.9%
SA	79.0	-8.7%	-1.9%
TAS	86.5	1.8%	1.7%
VIC	133.4	-5.9%	-1.9%
WA	92.2	-13.2%	-3.5%

CoreLogic Mortgage Index
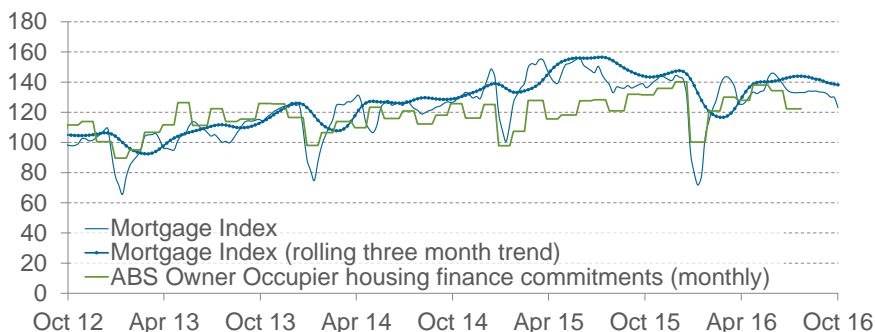
CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	336.2	-5.0%	2.6%
NSW	380.8	-2.3%	2.9%
QLD	254.5	-4.3%	2.2%
SA	256.9	-14.9%	1.5%
TAS	145.2	3.3%	7.5%
VIC	457.6	-5.8%	3.5%
WA	303.4	-9.1%	0.6%

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.

CoreLogic Property Market Indicator Summary
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Top two sales over the past week, states and territories

Australian Capital Territory

**15 Waldock Street,
Chifley, ACT**
4 bed, 2 bath, 2 car house
$1,218,000
Blue Property Marketing
Braddon

**11 Bolger Place,
Kambah, ACT**
4 bed, 2 bath, 2 car house
$1,076,000
LJ Hooker
Canberra City

New South Wales

**7 Darley Street,
Darlinghurst, NSW**
5 bed, 4 bath, 2 car house
$6,200,000
BresicWhitney
Darlinghurst

**10 Princes Avenue,
Vaucluse, NSW**
4 bed, 3 bath, 1car house
$4,120,000
The Agency
Eastern Suburbs Double Bay

Northern Territory

**1/33 George Crescent,
Fannie Bay, NT**
2 bed, 1 bath, 2 car unit
$509,000
Belle Property
Darwin

**17 Fleming Street,
The Narrows, NT**
3 bed, 1 bath, 4 car house
$430,000
Top End Real Estate
Winnellie

Queensland

**11 Glasnevin Street,
Indooroopilly, QLD**
6 bed, 3 bath, 2 car house
$3,000,000
Adcock Prestige
Brisbane

**18 Cadiz Street,
Indooroopilly, QLD**
5 bed, 4 bath, 3car house
$2,000,000
McGrath Estate Agents

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Top two sales over the past week, states and territories

South Australia

**66 Arthur Street,
Unley, SA**
5 bed, 3 bath, 4 car house
$1,555,000
Jacktracey
Dulwich

**13 Maturin Road,
Glenelg, SA**
4 bed, 2 bath, 5 car house
$1,298,000
McGrath Real Estate Group
Glenelg

Tasmania

**101 Jamiesons Road,
Margate, Tas**
5 bed, 2 bath, 2 car house
$900,250
Petrusma Property

**54 Ferry Road,
Kettering, Tas**
5 bed, 2 bath, 8 car house
$790,000
TPR Property Group
Huonville

Victoria

**7 Page Street,
Balwyn North, Vic**
5 bed, 4 bath, 2 car house
$3,690,000
Ray White
Balwyn

**2/242 Beaconsfield Parade,
Middle Park, Vic**
3 bed, 2 bath, 3 car unit
$3,070,000
Marshall White
Albert Park

Western Australia
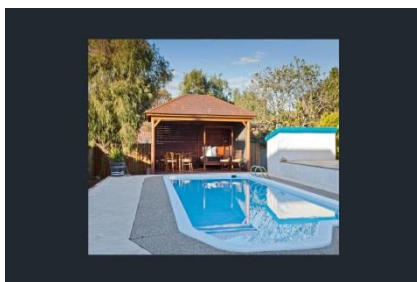
**51 Tranmore Way,
City Beach, WA**
3 bed, 2 bath, 4 car house
$1,750,000
Acton North
City Beach

**60B Kinsale Drive,
Mindarie, WA**
4 bed, 3 bath, 2 car house
$1,350,000
Laurence Realty
North Mindarie

To access detailed analysis of some of these key indicators on a suburb level, please log into your CoreLogic Professional system or contact us on info@corelogic.com.au. Alternatively, ring 1300 734 318 to subscribe to Market Trends

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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

Disclaimers

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