

# CoreLogic Property Market Indicator Summary

*All data to week ending 4 December 2016*

**Capital city clearance rate remains strong for the first week of Summer at 75 per cent, while the number of auctions has fallen week-on-week**

The combined capital city preliminary clearance rate rose this week to 75.0 per cent, up from last week's final clearance rate of 73.0 per cent. This week's auction market results indicate that clearance rates are maintaining strength coming into summer, a trend that is very different compared with last year's performance when auctions clearance rates were tracking in the high 50 per cent to low 60 per cent range. The number of properties taken to auction this week fell across the capital cities, with 3,173 reported auctions, down from 3,398 last week, which was the second busiest week for auctions this year. In Melbourne and Sydney, the number of auctions held have decreased (1,410 and 1,158) while across the smaller capital cities, auction volumes have increased over the week. Auction activity is expected to slow over the remaining weeks of December, however the strong trend in clearance rates is showing no signs of easing.

## 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	77.7%	1,158	906	704	202	52.9%	1,070
Melbourne	79.3%	1,410	1,193	946	247	63.3%	1,622
Brisbane	50.4%	202	123	62	61	42.2%	203
Adelaide	64.4%	165	104	67	37	60.0%	138
Perth	67.3%	88	52	35	17	36.0%	81
Tasmania	62.5%	14	8	5	3	18.2%	15
Canberra	63.8%	136	94	60	34	57.5%	123
<b>Weighted Average</b>	<b>75.0%</b>	<b>3,173</b>	<b>2,480</b>	<b>1,879</b>	<b>601</b>	<b>57.3%</b>	<b>3,252</b>

## Weekly clearance rate, combined capital cities



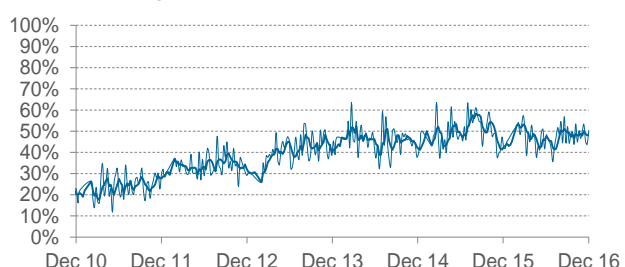
## Weekly clearance rate, Melbourne



## Weekly clearance rate, Sydney



## Weekly clearance rate, Brisbane



## Weekly clearance rate, Adelaide



## Sydney sub-regions

	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	74.2%	41	31
Baulkham Hills and Hawkesbury	73.9%	29	23
Blacktown	67.9%	33	28
City and Inner South	80.2%	119	91
Eastern Suburbs	85.4%	111	82
Inner South West	67.5%	154	120
Inner West	84.3%	94	83
North Sydney and Hornsby	84.3%	168	121
Northern Beaches	88.9%	112	90
Outer South West	n.a.	11	8
Outer West and Blue Mountains	n.a.	13	8
Parramatta	60.0%	65	50
Ryde	85.2%	62	54
South West	58.3%	62	48
Sutherland	77.8%	77	63

## Melbourne sub-regions

Inner	75.7%	281	222
Inner East	78.2%	158	147
Inner South	78.3%	220	184
North East	88.6%	166	140
North West	83.0%	97	88
Outer East	80.7%	105	88
South East	77.0%	130	113
West	78.8%	173	146
Mornington Peninsula	77.8%	78	63

## Regional auction results

Hunter	63.0%	73	46
Wollongong	64.9%	53	37
Gold Coast	57.7%	68	26
Sunshine Coast	68.0%	44	25
Geelong	87.5%	43	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%	0.4%	14.4%	13.0%
Melbourne	0.0%	-1.9%	10.1%	11.0%
Brisbane	-0.4%	-0.7%	3.3%	4.1%
Adelaide	0.0%	1.7%	6.3%	4.6%
Perth	0.6%	0.9%	-5.2%	-3.0%
<b>Combined 5 capitals</b>	<b>0.0%</b>	<b>-0.3%</b>	<b>9.2%</b>	<b>9.2%</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>.

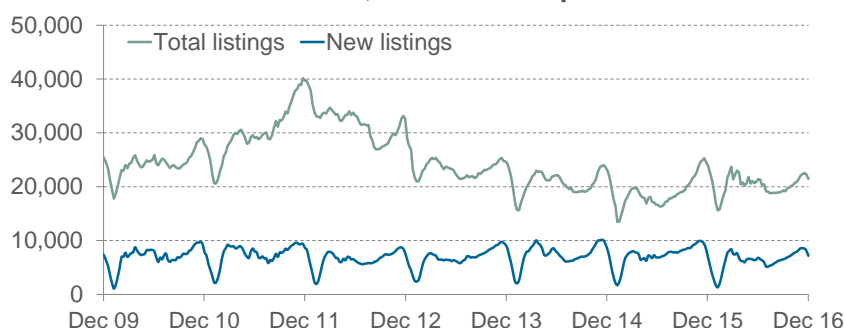
## Daily home value index, 5 capital city aggregate



## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,171	5.0%	21,470	-10.2%
Melbourne	8,759	4.7%	31,032	-2.1%
Brisbane	4,327	0.0%	20,609	14.5%
Adelaide	2,344	-1.7%	8,491	1.6%
Perth	4,387	9.7%	24,203	14.2%
Hobart	511	7.1%	1,828	-31.0%
Darwin	147	-0.7%	1,608	1.5%
Canberra	762	19.8%	2,206	-12.1%
<b>Combined capitals</b>	<b>28,408</b>	<b>4.6%</b>	<b>111,447</b>	<b>1.4%</b>

## Number of homes for sale, combined capital cities

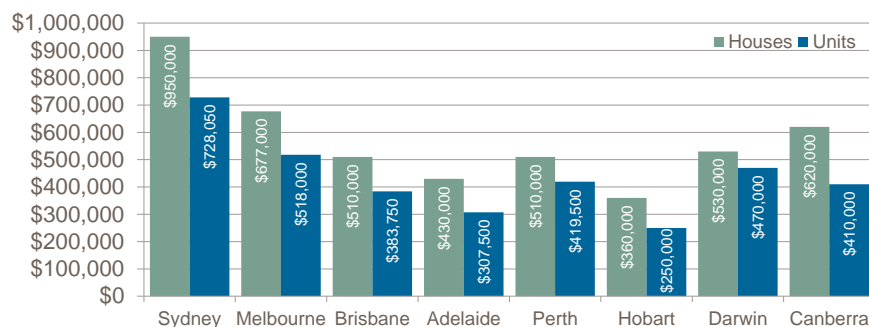


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	3,463	\$950,000	1,820	\$728,050
Melbourne	3,871	\$677,000	1,581	\$518,000
Brisbane	1,878	\$510,000	310	\$383,750
Adelaide	838	\$430,000	156	\$307,500
Perth	905	\$510,000	160	\$419,500
Hobart	186	\$360,000	33	\$250,000
Darwin	61	\$530,000	23	\$470,000
Canberra	231	\$620,000	107	\$410,000
<b>Combined Capitals</b>	<b>11,433</b>	<b>\$693,842</b>	<b>4,190</b>	<b>\$582,576</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.

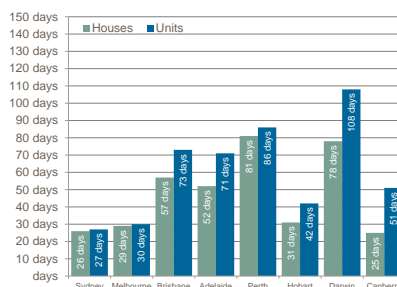
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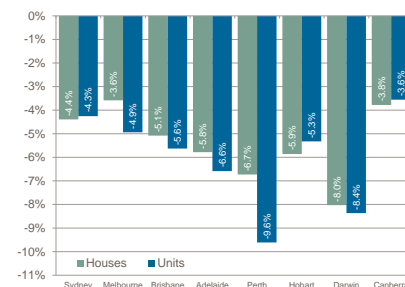
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	26 days	-4.4%	27 days	-4.3%
Melbourne	29 days	-3.6%	30 days	-4.9%
Brisbane	57 days	-5.1%	73 days	-5.6%
Adelaide	52 days	-5.8%	71 days	-6.6%
Perth	81 days	-6.7%	86 days	-9.6%
Hobart	31 days	-5.9%	42 days	-5.3%
Darwin	78 days	-8.0%	108 days	-8.4%
Canberra	25 days	-3.8%	51 days	-3.6%

## Median time on market



## Average vendor discounting

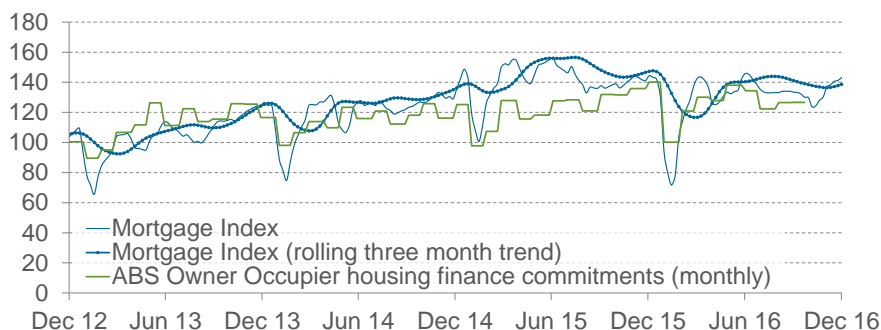


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	143.1	4.5%	1.7%
NSW	193.5	1.6%	2.9%
QLD	138.8	6.3%	2.0%
SA	86.2	1.9%	0.1%
TAS	93.9	3.2%	5.5%
VIC	152.9	6.3%	0.9%
WA	108.5	1.8%	0.6%

## 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	328.0	-4.4%	-0.4%
NSW	370.6	-7.6%	-0.2%
QLD	249.1	-3.3%	-0.5%
SA	289.1	-11.6%	2.3%
TAS	144.3	-1.6%	2.9%
VIC	453.4	1.5%	-1.6%
WA	319.1	-4.8%	-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 4 December 2016

Top two sales over the past week, states and territories

## Australian Capital Territory



**97 Hawkesbury Cres,  
Farrer, ACT**  
5 bed, 3 bath, 4 car house  
\$1,310,000  
Peter Blackshaw Real Estate  
Woden & Weston Creek



**13 Hobbs St,  
O'Connor, ACT**  
3 bed, 2 bath, 1 car house  
\$1,098,000  
McGrath Estate Agents

## New South Wales



**23 Parriwi Road Mosman,  
Mosman, NSW**  
5 bed, 4 bath, 2 car house  
\$6,480,000  
Belle Property Mosman



**15 Lower Fort St,  
Dawes Point, NSW**  
5 bed, 2 bath house  
\$5,050,000  
McGrath Estate Agents

## Northern Territory



**4 Squatter Rd,  
Marlow Lagoon, NT**  
4 bed, 3 bath, 6 car house  
\$1,230,000  
Elders Palmerston



**77 May St,  
Parap, NT**  
3 bed, 2 bath, 2 car house  
\$700,000  
Real Estate Central Darwin

## Queensland



**18 Topsails Pl,  
Noosaville, QLD**  
4 bed, 4 bath, 2 car house  
\$3,750,000  
Richardson & Wrench Noosa  
Heads



**28 Laurel Ave,  
Chelmer, QLD**  
4 bed, 3 bath, 3 car house  
\$2,310,000  
Place Graceville

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Top two sales over the past week, states and territories

## South Australia



**20 Duncan Rd,  
Beaumont, SA**  
4 bed, 3 bath, 2 car house  
\$2,000,000  
LJ Hooker West Lakes



**8 Armstrong St,  
Somerton Park, SA**  
3 bed, 2 bath, 4 car house  
\$1,160,000  
Phil McMahon Real Estate  
Glenelg

## Tasmania



**2/13 Margaret St,  
Sandy Bay, Tas**  
6 bed, 5 bath, 2 car house  
\$2,100,000  
Knight Frank Hobart



**48 Fielding Dr,  
West Hobart, Tas**  
4 bed, 3 bath, 2 car house  
\$940,000  
Knight Frank Hobart

## Victoria



**49 Berkeley St,  
Hawthorn, Vic**  
3 bed, 2 bath, 3 car house  
\$5,100,000  
Jellis Craig Real Estate  
Hawthorn



**9 Ross St,  
Kew, Vic**  
5 bed, 3 bath, 2 car house  
\$4,350,000  
Marshall White Real Estate  
Hawthorn

## Western Australia



**1 The Lodge,  
Mount Claremont, WA**  
4 bed, 2 bath, 2 car house  
\$1,500,000  
House Real Estate  
Cottesloe



**16 Manakoora Rise,  
Sorrento, WA**  
5 bed, 3 bath, 2 car house  
\$1,500,000  
Flick Realty Joondalup

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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](http://www.corelogic.com.au)

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