

# CoreLogic Property Market Indicator Summary

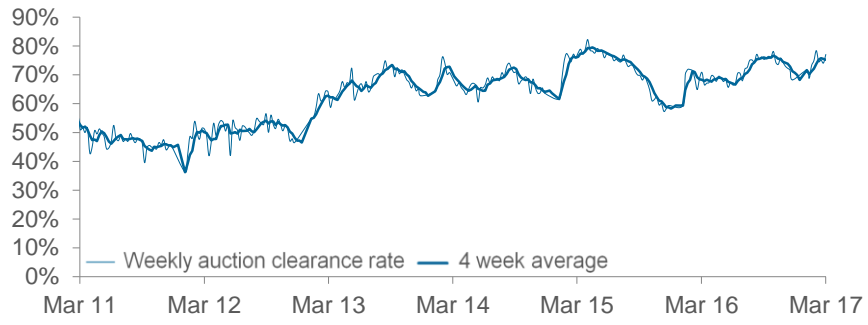
All data to week ending 26 March 2017

Australia's largest auction markets are continuing to run hot, with CoreLogic's preliminary auction clearance rate nudging higher over the week, while the number of auctions held surges to the second highest weekly level over the year to date. The amount of auction activity across the capital cities increased this week, up from 2,916 last week to 3,147 this week; the largest number of auctions since the last week of February 2017 when 3,301 auctions were held. This time last year was the Easter long weekend, so auction volumes were substantially lower, with 554 homes taken to auction across the combined capital cities. This week's preliminary weighted average clearance rate across the combined capitals was 77.1 per cent, increasing from 74.1 per cent over the previous week and up from 70.9 per cent one year ago. Sydney saw the highest preliminary clearance rate across the cities at 81.1 per cent, while across the remaining cities; clearance rates increased week-on week with the exception of Brisbane and Perth where clearance rates fell.

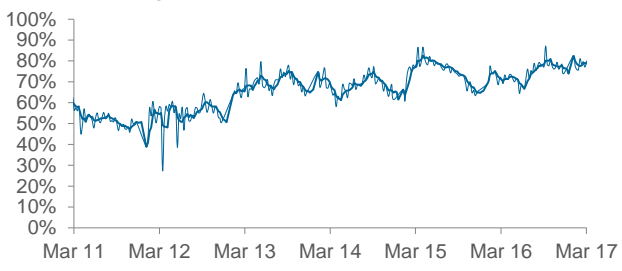
## Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	81.1%	1,082	838	680	158	77.9%	349
Melbourne	79.9%	1,601	1,391	1,112	279	71.4%	78
Brisbane	44.0%	196	134	59	75	45.0%	48
Adelaide	68.2%	124	88	60	28	66.7%	32
Perth	30.8%	33	13	4	9	100.0%	7
Tasmania	71.4%	7	7	5	2	0.0%	14
Canberra	78.4%	104	88	69	19	58.3%	26
<b>Weighted Average</b>	<b>77.1%</b>	<b>3,147</b>	<b>2,559</b>	<b>1,989</b>	<b>570</b>	<b>70.9%</b>	<b>554</b>

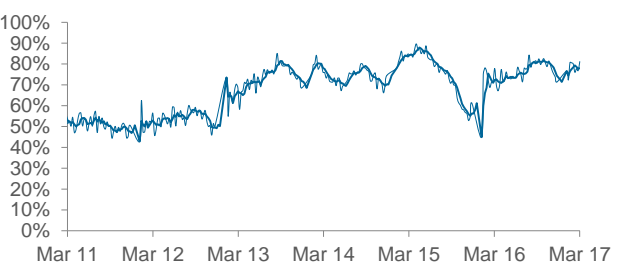
## Weekly clearance rate, combined capital cities



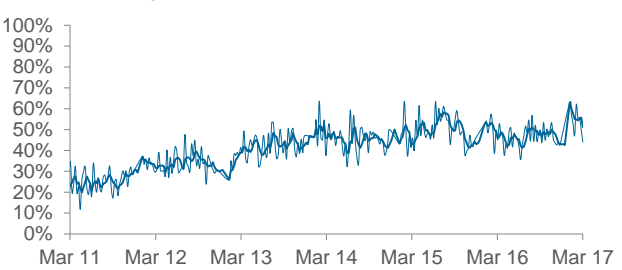
## Weekly clearance rate, Melbourne



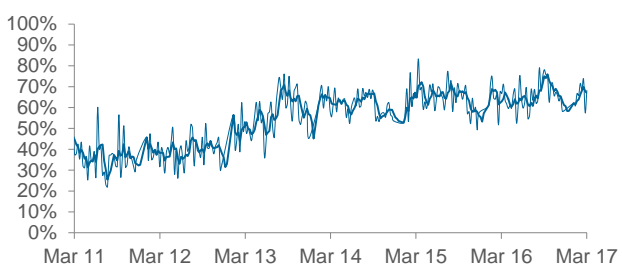
## Weekly clearance rate, Sydney



## Weekly clearance rate, Brisbane



## Weekly clearance rate, Adelaide



## Sydney sub-regions

	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	77.8%	49	36
Baulkham Hills and Hawkesbury	88.2%	25	17
Blacktown	73.7%	24	19
City and Inner South	90.1%	97	81
Eastern Suburbs	87.5%	112	80
Inner South West	74.0%	124	104
Inner West	83.6%	85	67
North Sydney and Hornsby	84.7%	151	111
Northern Beaches	91.3%	101	80
Outer South West	n.a.	12	6
Outer West and Blue Mountains	n.a.	10	2
Parramatta	63.8%	86	69
Ryde	83.7%	64	49
South West	68.5%	63	54
Sutherland	83.1%	74	59

## Melbourne sub-regions

Inner	77.5%	304	267
Inner East	80.7%	220	202
Inner South	75.1%	253	213
North East	86.1%	187	166
North West	91.7%	93	84
Outer East	80.2%	127	106
South East	73.2%	159	142
West	80.2%	194	167
Mornington Peninsula	88.1%	62	42

## Regional auction results

Hunter	62.5%	65	40
Wollongong	66.7%	32	15
Gold Coast	50.0%	57	26
Sunshine Coast	73.3%	29	15
Geelong	90.3%	56	31

— Weekly auction clearance rate — 4 week average

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.



# CoreLogic Property Market Indicator Summary

All data to week ending 26 March 2017

## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.3%	1.8%	5.3%	19.6%
Melbourne	0.1%	2.7%	4.4%	15.5%
Brisbane	-0.4%	0.2%	0.3%	4.3%
Adelaide	-0.1%	0.7%	1.8%	3.5%
Perth	-0.5%	1.0%	-1.1%	-3.9%
<b>Combined 5 capitals</b>	<b>0.0%</b>	<b>1.8%</b>	<b>3.7%</b>	<b>13.1%</b>

\*Brisbane results are for the combined Brisbane and Gold Coast region. The monthly change is the change over the past 28 days.

## Daily home value index, 5 capital city aggregate



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>.

## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,762	14.3%	21,436	-5.6%
Melbourne	8,594	11.8%	29,285	-5.2%
Brisbane	4,353	-9.9%	19,888	-1.0%
Adelaide	2,233	-0.1%	8,425	-5.6%
Perth	4,034	-6.0%	22,798	-0.2%
Hobart	475	13.1%	1,662	-27.5%
Darwin	203	4.6%	1,566	-3.9%
Canberra	651	22.1%	2,138	-8.3%
<b>Combined capitals</b>	<b>28,305</b>	<b>4.9%</b>	<b>107,198</b>	<b>-4.0%</b>

## Number of homes for sale, combined capital cities

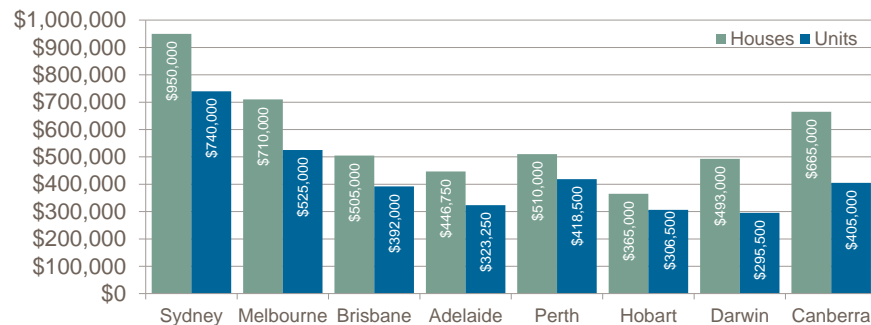


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	3,305	\$950,000	1,978	\$740,000
Melbourne	3,712	\$710,000	1,665	\$525,000
Brisbane	1,752	\$505,000	331	\$392,000
Adelaide	818	\$446,750	166	\$323,250
Perth	893	\$510,000	190	\$418,500
Hobart	229	\$365,000	51	\$306,500
Darwin	31	\$493,000	17	\$295,500
Canberra	255	\$665,000	129	\$405,000
<b>Combined Capitals</b>	<b>10,995</b>	<b>\$704,806</b>	<b>4,527</b>	<b>\$590,606</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.

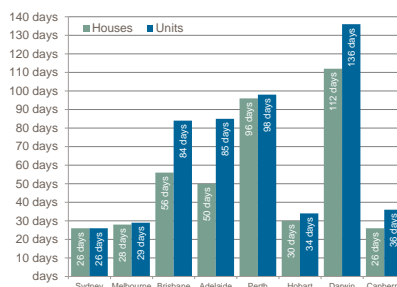
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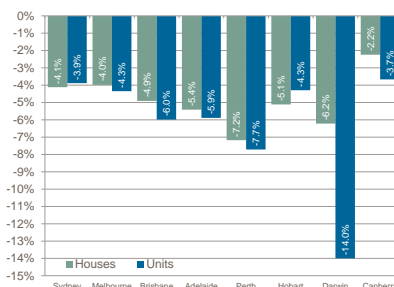
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	26 days	-4.1%	26 days	-3.9%
Melbourne	28 days	-4.0%	29 days	-4.3%
Brisbane	56 days	-4.9%	84 days	-6.0%
Adelaide	50 days	-5.4%	85 days	-5.9%
Perth	96 days	-7.2%	98 days	-7.7%
Hobart	30 days	-5.1%	34 days	-4.3%
Darwin	112 days	-6.2%	136 days	-14.0%
Canberra	26 days	-2.2%	36 days	-3.7%

## Median time on market



## Average vendor discounting

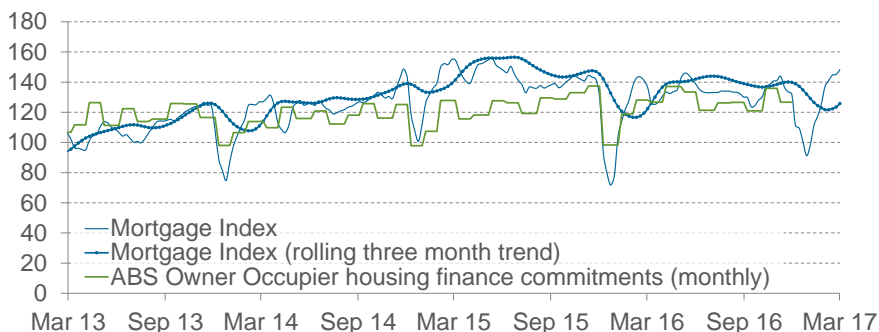


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	148.3	8.1%	3.3%
NSW	203.9	12.4%	3.8%
QLD	138.7	5.5%	2.5%
SA	94.4	3.0%	5.2%
TAS	106.0	7.4%	1.7%
VIC	159.7	9.4%	3.8%
WA	105.6	0.3%	1.3%

## 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	374.8	-4.0%	13.6%
NSW	443.3	-1.7%	16.5%
QLD	282.9	-3.5%	12.6%
SA	308.3	-10.3%	12.0%
TAS	149.9	1.1%	6.1%
VIC	520.1	-4.6%	13.5%
WA	331.9	-8.8%	8.9%

## 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.

# CoreLogic Property Market Indicator Summary

All data to week ending 26 March 2017

Top two sales over the past week, states and territories

## Australian Capital Territory



**8 Brown Street,  
Yarralumla, ACT**  
3 bed, 1 bath, 1 car house  
\$2,590,000  
Ray White  
Kingston



**128 Schlich Street,  
Yarralumla, ACT**  
4 bed, 2 bath, 1 car house  
\$2,475,000  
Luton Properties  
Manuka

## New South Wales



**41a New South Head Road,  
Vaucluse, NSW**  
6 bed, 5 bath, 6 car house  
\$6,700,000  
McGrath Estate Agents



**12 Lucretia Avenue,  
Longueville, NSW**  
5 bed, 3 bath, 2 car house  
\$5,535,000  
McGrath Estate Agents

## Northern Territory



**6 Maligirra Street,  
Lyons, NT**  
4 bed, 2 bath, 2 car house  
\$665,000  
One Real Estate  
Darwin



**24 Haritos Street,  
Wanguri, NT**  
4 bed, 2 bath, 2 car house  
\$635,500  
Ray White  
Darwin

## Queensland



**17 Neptune Court,  
Surfers Paradise, Qld**  
5 bed, 4 bath, 6 car house  
\$3,000,000  
Lucy Cole Prestige Properties  
Bundall



**84 Markwell Street,  
Hamilton, Qld**  
5 bed, 4 bath, 3 car house  
\$2,400,000  
LJ Hooker  
New Farm

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All data to week ending 26 March 2017

Top two sales over the past week, states and territories

## South Australia



**6 Penfold Road,  
Magill, SA**  
6 bed, 4 bath, 6 car house  
\$1,412,000  
Belle Property  
Adelaide City



**13 Brigalow Avenue,  
Kensington Gardens, SA**  
5 bed, 2 bath, 2 car house  
\$1,400,000  
Ouwens Casserly Real Estate  
Adelaide

## Tasmania



**10 Jetty Road,  
Cygnet, Tas**  
4 bed, 2 bath, 2 car house  
\$820,000  
Homelands Property  
Huonville

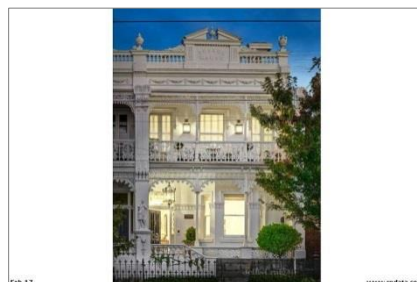


**12 Kadina Road,  
Cambridge, Tas**  
5 bed, 3 bath, 6 car house  
\$762,000  
Raine & Horne  
Eastern Shore

## Victoria



**74 Wattle Road,  
Hawthorn, Vic**  
4 bed, 4 bath, 4 car house  
\$4,550,000  
Kay & Burton  
Hawthorn



**66 Park Street,  
South Yarra, Vic**  
3 bed, 3 bath, 1 car house  
\$3,950,000  
Jellis Craig  
South Yarra

## Western Australia



**7 Hamersley Street,  
Cottesloe, WA**  
4 bed, 2 bath, 2 car house  
\$3,200,000  
Shellabears  
Cottesloe



**151 Waratah Avenue,  
Dalkeith, WA**  
4 bed, 3 bath, 3 car house  
\$3,100,000  
Acton  
Dalkeith

# CoreLogic Property Market Indicator Summary

*All data to week ending 26 March 2017*

## 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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