

CoreLogic Property Market Indicator Summary

All data to week ending 14 May 2017

Auction conditions remain strong with a rebound in auction volumes and higher preliminary clearance rate over second week of May
 Auction markets have remained resilient, with both volumes and the preliminary clearance rate rising week-on-week. The strong auction results add some complexity to speculation that the housing market is moving through its peak rate of growth. At face value, auction markets are continuing to indicate continued strength in selling conditions across Sydney and Melbourne, however it's harder to know whether vendors are adjusting their reserve pricing in order to clear their property. There were 2,376 auctions held across the cities this week, with a preliminary auction clearance rate of 76.2 per cent. Last week, a final clearance rate of 73.0 per cent was recorded across 1,689 auctions. Over the corresponding week last year, auction volumes were lower than this week, with 1,876 properties taken to auction and a clearance rate of 69.5 per cent. Melbourne had the highest number of auctions this week, with 1,092 properties going to market, with a lower preliminary rate of clearance week-on-week (76.8 per cent), however Sydney saw the largest increase in volumes over the week, with 938 auctions held across the city, increasing from last week's 592. Final auction clearance rates are published on Thursday and it will be important to monitor whether preliminary clearance rates undergo some revision as more data flows through.

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	79.4%	938	751	586	155	76.2%	647
Melbourne	76.8%	1,092	974	748	226	71.3%	871
Brisbane	61.8%	127	76	47	29	49.3%	151
Adelaide	71.8%	100	71	51	20	66.3%	103
Perth	42.9%	31	14	6	8	28.9%	44
Tasmania	50.0%	9	4	2	2	50.0%	8
Canberra	75.8%	79	66	50	16	58.3%	52
Weighted Average	76.2%	2,376	1,956	1,500	456	69.5%	1,876

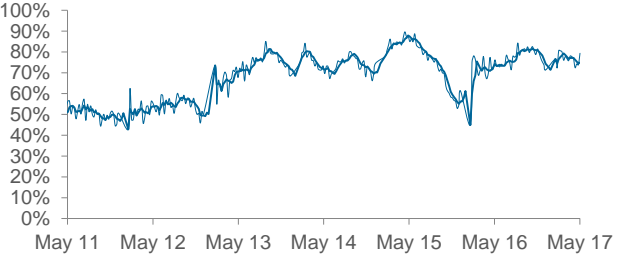
Weekly clearance rate, combined capital cities



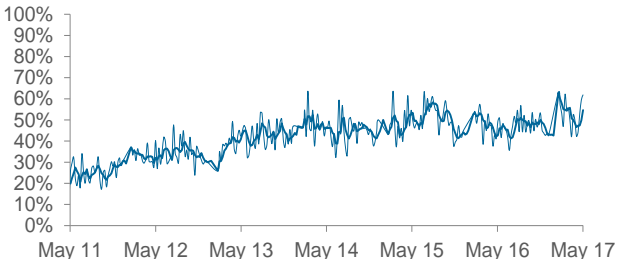
Weekly clearance rate, Melbourne



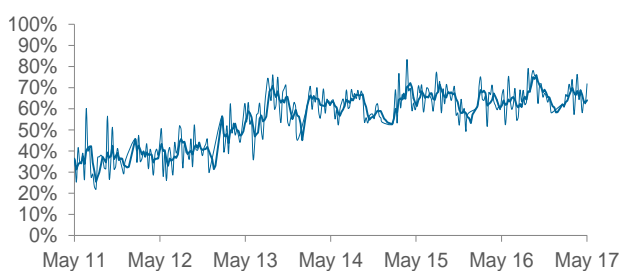
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	79.0%	27	19
Baulkham Hills and Hawkesbury	64.0%	29	25
Blacktown	73.7%	21	19
City and Inner South	80.0%	91	65
Eastern Suburbs	76.4%	94	72
Inner South West	73.9%	111	92
Inner West	82.6%	75	69
North Sydney and Hornsby	85.2%	148	115
Northern Beaches	91.4%	94	70
Outer South West	66.7%	19	18
Outer West and Blue Mountains	n.a.	5	4
Parramatta	74.4%	45	39
Ryde	88.6%	49	35
South West	62.5%	58	48
Sutherland	86.0%	68	57

Melbourne sub-regions

Inner	73.4%	217	199
Inner East	73.6%	155	144
Inner South	79.1%	163	134
North East	79.5%	143	127
North West	82.3%	85	79
Outer East	76.5%	77	68
South East	67.5%	98	83
West	85.1%	114	107
Mornington Peninsula	72.4%	35	29

Regional auction results

Hunter	74.2%	55	31
Wollongong	73.9%	29	23
Gold Coast	32.0%	60	25
Sunshine Coast	64.3%	24	14
Geelong	77.8%	54	45

— 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.



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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.4%	-1.2%	4.2%	12.0%
Melbourne	-0.7%	-1.0%	4.3%	12.9%
Brisbane	0.1%	0.9%	1.8%	3.7%
Adelaide	-0.3%	-1.0%	1.8%	0.7%
Perth	-0.6%	-1.0%	-3.0%	-4.2%
Combined 5 capitals	-0.5%	-0.9%	3.2%	9.0%

*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

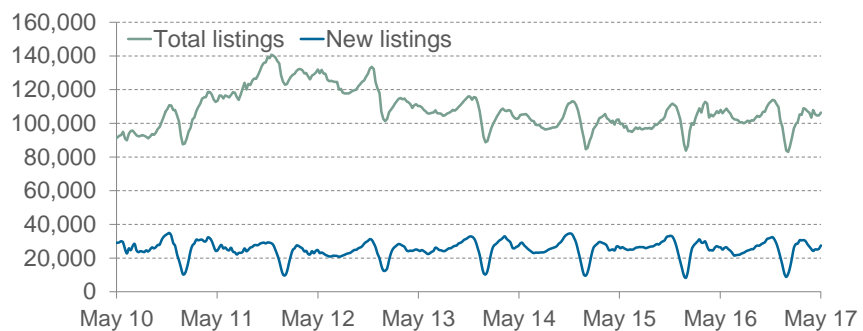


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,706	18.7%	21,645	2.9%
Melbourne	8,386	-2.0%	28,910	-5.3%
Brisbane	4,333	-2.7%	20,066	3.0%
Adelaide	1,997	-1.9%	8,516	0.3%
Perth	3,703	-0.3%	22,142	-3.0%
Hobart	360	8.1%	1,519	-26.5%
Darwin	194	9.6%	1,569	-5.7%
Canberra	799	35.9%	2,037	8.4%
Combined capitals	27,478	4.3%	106,404	-1.4%

Number of homes for sale, combined capital cities

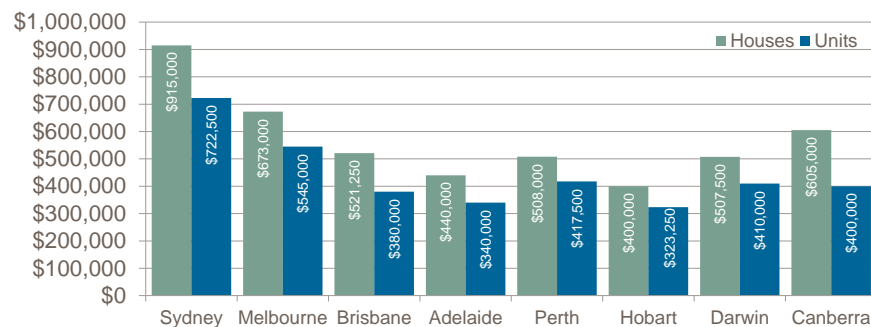


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,439	\$915,000	1,584	\$722,500
Melbourne	2,955	\$673,000	1,405	\$545,000
Brisbane	1,556	\$521,250	315	\$380,000
Adelaide	759	\$440,000	167	\$340,000
Perth	948	\$508,000	171	\$417,500
Hobart	173	\$400,000	30	\$323,250
Darwin	31	\$507,500	17	\$410,000
Canberra	164	\$605,000	94	\$400,000
Combined Capitals	9,025	\$668,273	3,783	\$584,802

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.

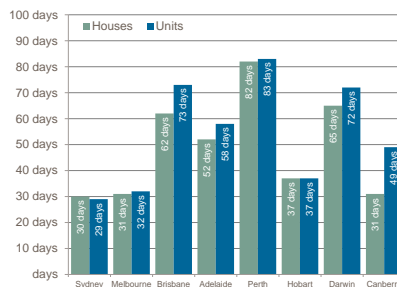
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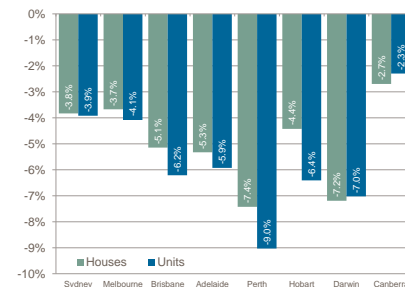
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	30 days	-3.8%	29 days	-3.9%
Melbourne	31 days	-3.7%	32 days	-4.1%
Brisbane	62 days	-5.1%	73 days	-6.2%
Adelaide	52 days	-5.3%	58 days	-5.9%
Perth	82 days	-7.4%	83 days	-9.0%
Hobart	37 days	-4.4%	37 days	-6.4%
Darwin	65 days	-7.2%	72 days	-7.0%
Canberra	31 days	-2.7%	49 days	-2.3%

Median time on market



Average vendor discounting

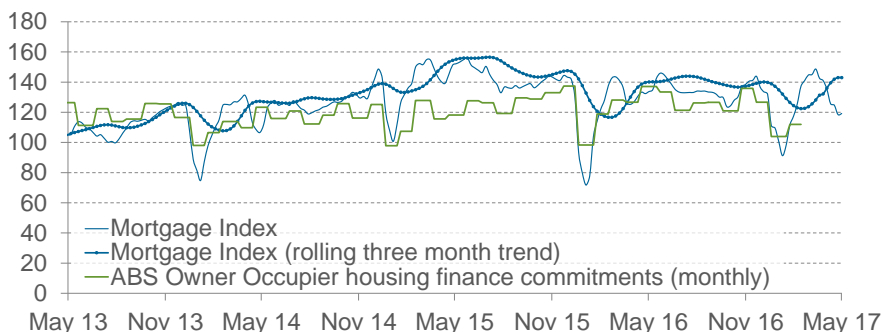


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	119.2	-11.9%	5.1%
NSW	161.3	-12.8%	6.3%
QLD	104.8	-12.3%	1.5%
SA	76.1	-7.3%	2.3%
TAS	87.3	-14.5%	2.9%
VIC	134.2	-11.8%	7.1%
WA	88.5	-8.7%	3.2%

CoreLogic Mortgage Index

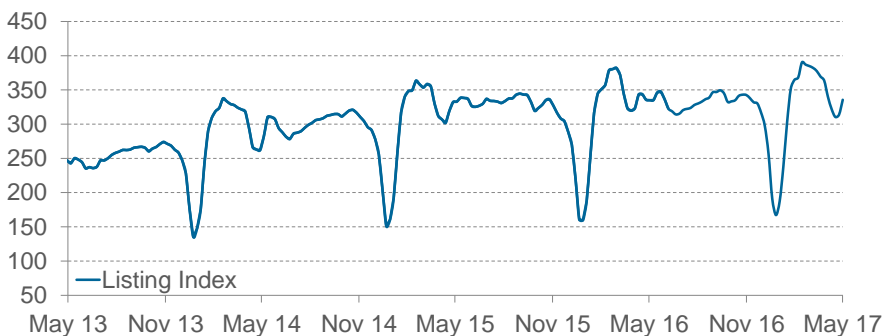


CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	335.6	-1.3%	-2.4%
NSW	389.2	-0.9%	-2.0%
QLD	237.3	-0.3%	-4.5%
SA	299.3	-3.2%	-1.6%
TAS	124.7	-14.0%	-5.2%
VIC	500.9	-0.6%	0.2%
WA	314.1	-1.7%	-3.9%

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 14 May 2017

Top two sales over the past week, states and territories

Australian Capital Territory



**13 Newdegate Street,
Deakin, ACT**
4 bed, 3 bath, 2 car house
\$1,694,000
LJ Hooker
Manuka



**7 McCormack Place,
Curtin, ACT**
4 bed, 3 bath, 3 car house
\$1,425,000
Peter Blackshaw
Manuka

New South Wales



**17 Chalmers Road,
Strathfield, NSW**
6 bed, 5 bath, 3 car house
\$8,800,000
Georges Ellis & Co
Strathfield



**25 Montpelier Place,
Manly, NSW**
4 bed, 3 bath, 2 car house
\$6,300,000
Clarke & Humel Property
Manly

Northern Territory



**5 Newmarch Street,
Muirhead, NT**
4 bed, 2 bath, 2 car house
\$720,000
Real Estate Central
Darwin City



**2/9 Brewery Place,
Woolner, NT**
3 bed, 2 bath, 2 car unit
\$540,000
Elders
Darwin

Queensland



**62 Marriott Street,
Coorparoo, Qld**
5 bed, 3 bath, 4 car house
\$2,575,000
Place
Bulimba



**23 Drysdale Street,
Mount Ommaney, Qld**
5 bed, 4 bath, 3 car house
\$1,750,500
LJ Hooker
Paddington

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Top two sales over the past week, states and territories

South Australia



**24 Coach Road,
Auldana, SA**
4 bed, 2 bath, 5 car house
\$2,280,000
Haynes Real Estate



**115 Ashbrook Avenue,
Trinity Gardens, SA**
4 bed, 2 bath, 2 car house
\$1,470,000
Klemich Real Estate

Tasmania



**103 Sunset Boulevard,
Clarence Point, Tas**
2 bed, 2 bath, 3 car house
\$790,000
Key 2 Property
Kings Meadows



**17 Windsor Street,
Kingston Beach, Tas**
3 bed, 1 bath, 2 car house
\$787,000
Nest Property
Hobart

Victoria



**3 Benson Avenue,
Toorak, Vic**
5 bed, 2 bath, 2 car house
\$6,560,000
Kay & Burton
South Yarra



**8 Mawson Street,
Kew, Vic**
5 bed, 4 bath, 2 car house
\$4,515,000
Marshall White
Boroondara

Western Australia



**3 Riedle Close,
Geographe, WA**
4 bed, 2 bath, 2 car house
\$850,000
Harcourts
Busselton



**20 Dawson Avenue,
Abbey, WA**
4 bed, 2 bath, 2 car house
\$760,000
Harcourts
Busselton

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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

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