

# CoreLogic Property Market Indicator Summary

All data to week ending 16 July 2017

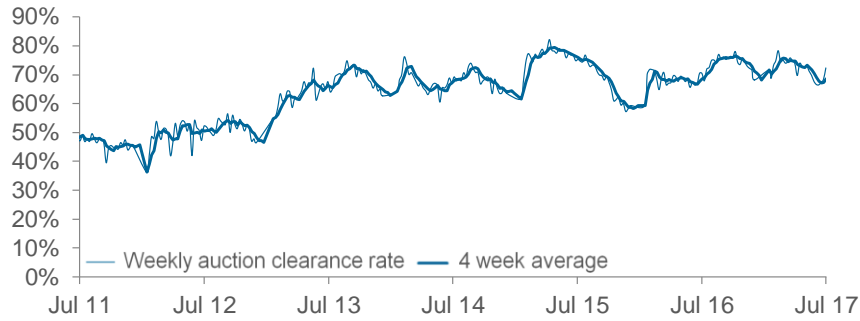
Auction volumes continue to trend lower through winter, with just over 1,600 properties taken to auction, returning a preliminary clearance rate of 72.4 per cent

The number of homes taken to auction across the capital cities has fallen for the 4<sup>th</sup> week in a row, with just 1,612 auctions held this week, down from 1,766 last week, although higher than this time last year when 1,391 properties went under the hammer. The combined capital city preliminary clearance rate increased to 72.4 per cent this week, up from the final clearance rate of 68.4 per cent last week, although this will revise as more results are collected. The final clearance rate has nudged slightly higher over the last two weeks after reaching a year to date low of 66.5 per cent; it will be interesting to see if this is still the case on Thursday when the final figures are released. Adelaide and Brisbane were the only cities to see a slight increase in auction volumes this week, while Melbourne had the highest number of auctions scheduled (753). In terms of preliminary clearance rates, Melbourne was the best performing city with 77.4 per cent of the 667 results recording a successful result, and although this result will revise lower as the final results are collected, it is likely to be stronger than what we have seen in Melbourne over the last month.

## 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                  | 72.9%          | 600            | 487                       | 355              | 132                | 74.9%                      | 470                        |
| Melbourne               | 77.4%          | 753            | 667                       | 516              | 151                | 76.1%                      | 667                        |
| Brisbane                | 44.8%          | 116            | 87                        | 39               | 48                 | 47.0%                      | 120                        |
| Adelaide                | 75.0%          | 65             | 36                        | 27               | 9                  | 54.7%                      | 61                         |
| Perth                   | 44.4%          | 33             | 18                        | 8                | 10                 | 29.0%                      | 34                         |
| Tasmania                | 60.0%          | 6              | 5                         | 3                | 2                  | 25.0%                      | 9                          |
| Canberra                | 72.7%          | 39             | 22                        | 16               | 6                  | 63.3%                      | 30                         |
| <b>Weighted Average</b> | <b>72.4%</b>   | <b>1,612</b>   | <b>1,322</b>              | <b>964</b>       | <b>358</b>         | <b>70.5%</b>               | <b>1,391</b>               |

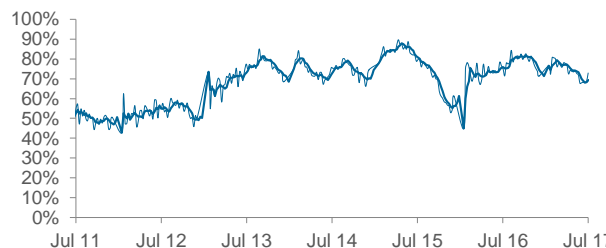
## Weekly clearance rate, combined capital cities



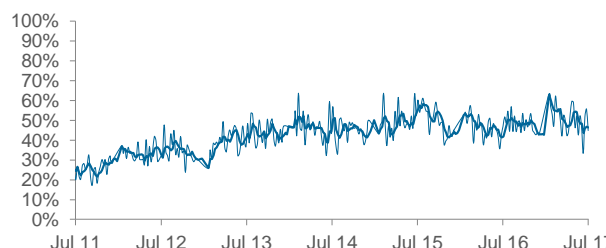
## Weekly clearance rate, Melbourne



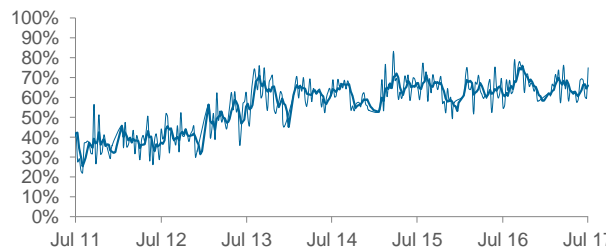
## Weekly clearance rate, Sydney



## Weekly clearance rate, Brisbane



## Weekly clearance rate, Adelaide



— Weekly auction clearance rate — 4 week average

| Sydney sub-regions            | Clearance rate | Total auctions | CoreLogic auction results |
|-------------------------------|----------------|----------------|---------------------------|
| Central Coast                 | 60.9%          | 27             | 23                        |
| Baulkham Hills and Hawkesbury | 94.1%          | 21             | 17                        |
| Blacktown                     | 81.8%          | 17             | 11                        |
| City and Inner South          | 69.2%          | 62             | 52                        |
| Eastern Suburbs               | 84.2%          | 42             | 38                        |
| Inner South West              | 68.5%          | 84             | 73                        |
| Inner West                    | 66.7%          | 55             | 39                        |
| North Sydney and Hornsby      | 76.9%          | 84             | 65                        |
| Northern Beaches              | 72.7%          | 58             | 44                        |
| Outer South West              | n.a.           | 11             | 9                         |
| Outer West and Blue Mountains | n.a.           | 2              | 2                         |
| Parramatta                    | 81.8%          | 41             | 33                        |
| Ryde                          | 82.6%          | 28             | 23                        |
| South West                    | 54.8%          | 36             | 31                        |
| Sutherland                    | 77.8%          | 31             | 27                        |

| Melbourne sub-regions | Clearance rate | Total auctions | CoreLogic auction results |
|-----------------------|----------------|----------------|---------------------------|
| Inner                 | 67.9%          | 128            | 106                       |
| Inner East            | 80.4%          | 49             | 46                        |
| Inner South           | 64.2%          | 57             | 53                        |
| North East            | 82.4%          | 95             | 91                        |
| North West            | 83.6%          | 73             | 61                        |
| Outer East            | 90.9%          | 64             | 55                        |
| South East            | 86.2%          | 109            | 94                        |
| West                  | 68.8%          | 138            | 125                       |
| Mornington Peninsula  | 83.3%          | 34             | 30                        |

| Regional auction results | Clearance rate | Total auctions | CoreLogic auction results |
|--------------------------|----------------|----------------|---------------------------|
| Hunter                   | 60.0%          | 18             | 10                        |
| Wollongong               | 81.3%          | 21             | 16                        |
| Gold Coast               | 64.3%          | 36             | 14                        |
| Sunshine Coast           | 66.7%          | 35             | 18                        |
| Geelong                  | 72.7%          | 42             | 22                        |

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 16 July 2017

## Capital city home value changes

| Capital city               | Weekly change | Monthly change | Yr to date change | 12 mth change |
|----------------------------|---------------|----------------|-------------------|---------------|
| Sydney                     | 0.7%          | 3.1%           | 7.6%              | 13.6%         |
| Melbourne                  | 1.4%          | 5.0%           | 9.1%              | 16.8%         |
| Brisbane                   | 0.2%          | 0.6%           | 2.0%              | 4.0%          |
| Adelaide                   | 0.2%          | -0.9%          | 1.8%              | 1.9%          |
| Perth                      | 0.0%          | -0.8%          | -1.9%             | -2.3%         |
| <b>Combined 5 capitals</b> | <b>0.7%</b>   | <b>2.9%</b>    | <b>6.2%</b>       | <b>11.2%</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

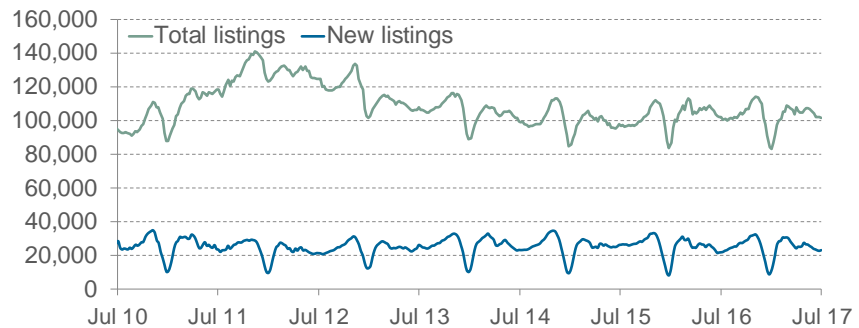


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city properties listed for sale

| Capital city             | No of new listings | 12 mth change (%) | No of total listings | 12 mth change (%) |
|--------------------------|--------------------|-------------------|----------------------|-------------------|
| Sydney                   | 6,225              | 16.8%             | 21,330               | 13.3%             |
| Melbourne                | 7,091              | 10.8%             | 27,191               | 0.1%              |
| Brisbane                 | 3,906              | -2.9%             | 19,547               | -1.3%             |
| Adelaide                 | 1,792              | 1.9%              | 8,116                | 0.6%              |
| Perth                    | 3,028              | -12.9%            | 20,476               | -10.7%            |
| Hobart                   | 324                | 10.2%             | 1,271                | -29.2%            |
| Darwin                   | 192                | 13.6%             | 1,640                | 0.2%              |
| Canberra                 | 580                | 33.6%             | 1,872                | 14.8%             |
| <b>Combined capitals</b> | <b>23,138</b>      | <b>5.7%</b>       | <b>101,443</b>       | <b>-0.4%</b>      |

## Number of homes for sale, combined capital cities

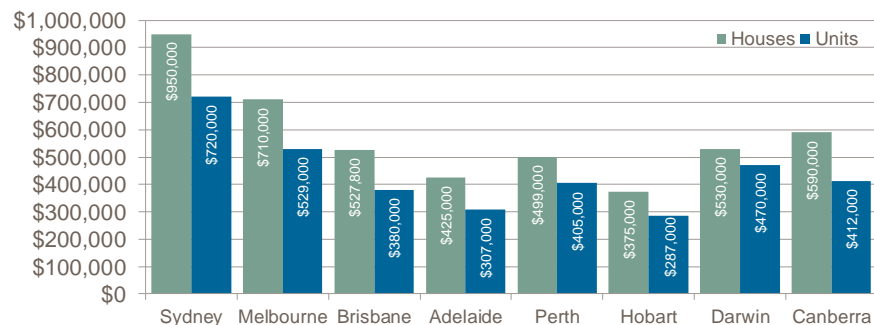


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

| Capital city             | HOUSES          |                  | UNITS           |                  |
|--------------------------|-----------------|------------------|-----------------|------------------|
|                          | Number of Sales | Median price     | Number of Sales | Median price     |
| Sydney                   | 2,543           | \$950,000        | 1,724           | \$720,000        |
| Melbourne                | 2,937           | \$710,000        | 1,397           | \$529,000        |
| Brisbane                 | 1,664           | \$527,800        | 393             | \$380,000        |
| Adelaide                 | 764             | \$425,000        | 180             | \$307,000        |
| Perth                    | 1,017           | \$499,000        | 231             | \$405,000        |
| Hobart                   | 139             | \$375,000        | 49              | \$287,000        |
| Darwin                   | 33              | \$530,000        | 21              | \$470,000        |
| Canberra                 | 176             | \$590,000        | 104             | \$412,000        |
| <b>Combined Capitals</b> | <b>9,273</b>    | <b>\$688,560</b> | <b>4,099</b>    | <b>\$572,147</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.

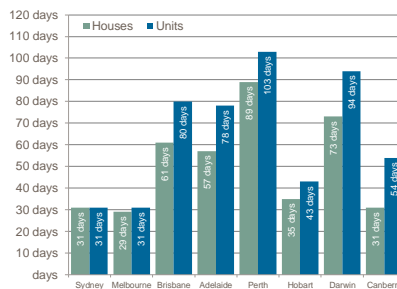
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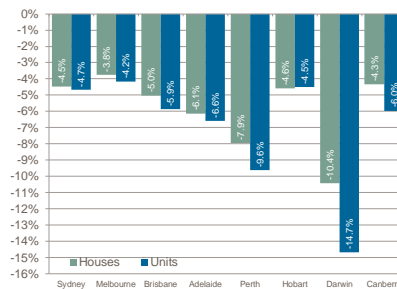
## Capital city median time on market and average vendor discounting results

| Capital city | HOUSES     |                  | UNITS      |                  |
|--------------|------------|------------------|------------|------------------|
|              | Median TOM | Avg Vendor Disc. | Median TOM | Avg Vendor Disc. |
| Sydney       | 31 days    | -4.5%            | 31 days    | -4.7%            |
| Melbourne    | 29 days    | -3.8%            | 31 days    | -4.2%            |
| Brisbane     | 61 days    | -5.0%            | 80 days    | -5.9%            |
| Adelaide     | 57 days    | -6.1%            | 78 days    | -6.6%            |
| Perth        | 89 days    | -7.9%            | 103 days   | -9.6%            |
| Hobart       | 35 days    | -4.6%            | 43 days    | -4.5%            |
| Darwin       | 73 days    | -10.4%           | 94 days    | -14.7%           |
| Canberra     | 31 days    | -4.3%            | 54 days    | -6.0%            |

## Median time on market



## Average vendor discounting

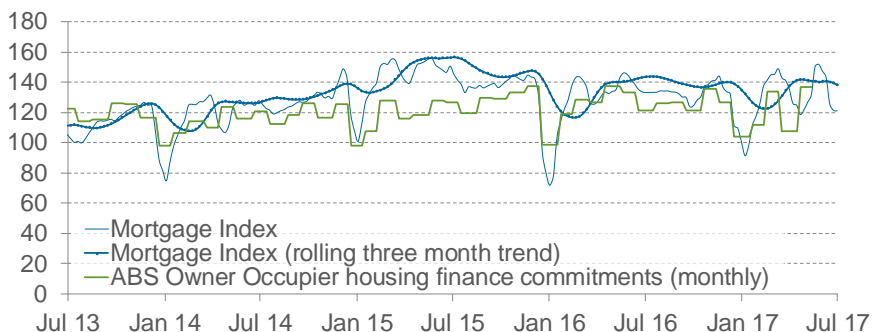


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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 | 120.9       | -17.8%                | -1.5%                         |
| NSW      | 160.2       | -15.9%                | -3.6%                         |
| QLD      | 109.8       | -17.1%                | -0.9%                         |
| SA       | 80.9        | -16.9%                | 0.9%                          |
| TAS      | 87.5        | -17.3%                | -2.1%                         |
| VIC      | 135.2       | -19.0%                | -0.8%                         |
| WA       | 90.7        | -16.2%                | -0.4%                         |

## 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 | 334.9       | -0.3%                 | -1.7%                            |
| NSW      | 374.7       | 0.2%                  | -3.1%                            |
| QLD      | 238.9       | -6.0%                 | -0.9%                            |
| SA       | 296.9       | 1.1%                  | -2.1%                            |
| TAS      | 142.3       | 9.1%                  | -1.5%                            |
| VIC      | 516.2       | 5.5%                  | -0.8%                            |
| WA       | 313.3       | -1.5%                 | -0.8%                            |

## 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 16 July 2017

Top two sales over the past week, states and territories

## Australian Capital Territory



**31 Captain Cook Crescent,  
Griffith, ACT**  
4 bed, 2 bath, 1 car house  
\$1,515,000  
Belle Property  
Kingston



**34 Elimatta Street,  
Reid, ACT**  
3 bed, 1 bath, 2 car house  
\$1,360,000  
Wright Dunn Real Estate  
Ainslie

## New South Wales



**20 Wentworth Street,  
Dover Heights, NSW**  
2 bed, 2 bath, 2 car house  
\$4,410,000  
BradfieldCleary  
Double Bay



**36 Glenmore Road,  
Paddington, NSW**  
4 bed, 2 bath, 1 car house  
\$4,000,000  
Ray White  
Paddington

## Northern Territory



**8/5 Annear Court,  
Stuart Park, NT**  
3 bed, 2 bath, 2 car unit  
\$480,000  
Chin & Associates  
Cullen Bay



**4/4 Annear Court,  
Stuart Park, NT**  
3 bed, 2 bath, 2 car unit  
\$450,000  
Absolute Real Estate NT

## Queensland



**62 Harris Street,  
Hawthorne, Qld**  
6 bed, 3 bath, 2 car house  
\$2,040,000  
Place  
Bulimba



**45 Orsova Road,  
Yeronga, Qld**  
5 bed, 4 bath, 2 car house  
\$2,025,000  
Ray White  
Bulimba

# CoreLogic Property Market Indicator Summary

All data to week ending 16 July 2017

Top two sales over the past week, states and territories

## South Australia



**29 Benson Street,  
Semaphore, SA**  
4 bed, 2 bath, 3 car house  
\$785,000  
Raine & Horne  
Semaphore



**85 McLaren Street,  
Adelaide, SA**  
3 bed, 2 bath, 1 car house  
\$776,000  
Belle Property  
Unley

## Tasmania



**19 Tahune Crescent,  
Blackmans Bay, Tas**  
5 bed, 2 bath, 2 car house  
\$935,000  
Chartotte Peterswald  
Battery Point



**151 Algona Avenue,  
Round Hill, Tas**  
4 bed, 2 bath, 6 car house  
\$650,000  
One Agency  
Burnie

## Victoria



**92 Winmalee Road,  
Balwyn, Vic**  
3 bed, 2 bath, 4 car house  
\$2,330,000  
Jellis Craig



**46 Sesame Street,  
Mount Waverley, Vic**  
5 bed, 5 bath, 2 car house  
\$2,248,000  
Jellis Craig  
Mount Waverley

## Western Australia



**465 Canning Highway,  
Melville, WA**  
4 bed, 2 bath, 6 car house  
\$1,680,000  
Acton  
Fremantle



**131 Westview Street,  
Scarborough, WA**  
3 bed, 2 bath, 2 car house  
\$1,055,000  
Burswood Peninsula Real  
Estate Burswood

# CoreLogic Property Market Indicator Summary

*All data to week ending 16 July 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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