CoreLogic Property Market Indicator Summary
## *All data to week ending 20 August 2017*

Preliminary clearance rate increases to 71.7 per cent, while auction volumes remain steady

This week across the combined capital cities, the preliminary auction clearance rate rose to 71.7 per cent, up from last week when the final clearance rate fell to 67.5 per cent. There were 2,041 capital city auctions this week, virtually unchanged from last week's 2,040 auctions as well as being higher than the 1,795 auctions held one year ago. Volumes continue to track higher than what was seen over the corresponding July-August period last year. Across the two largest markets, Melbourne's preliminary clearance rate rose this week (77.7 per cent), after last week's final results saw a weakening in the rate of clearance, falling below 70 per cent for the first time since July 16 (69.8 per cent), while Sydney's clearance rate also improved up to 70.8 per cent this week, however volumes were lower week-on-week in Sydney, while Melbourne held more auctions this week than last.

Capital city auction statistics (preliminary)

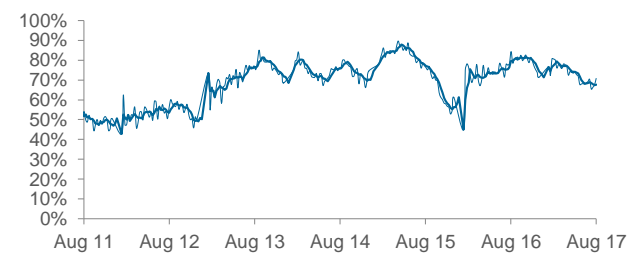| City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	70.8%	704	558	395	163	*84.3%*	*687*
Melbourne	77.7%	997	888	690	198	*75.4%*	*789*
Brisbane	45.9%	131	85	39	46	*56.8%*	*125*
Adelaide	58.7%	100	63	37	26	*62.0%*	*97*
Perth	47.1%	34	17	8	9	*20.6%*	*43*
Tasmania	66.7%	7	3	2	1	*50.0%*	*5*
Canberra	75.4%	68	61	46	15	*66.7%*	*49*
Weighted Average	**71.7%**	**2,041**	**1,675**	**1,217**	**458**	***75.2%***	***1,795***

Weekly clearance rate, combined capital cities

Weekly auction clearance rate — 4 week average
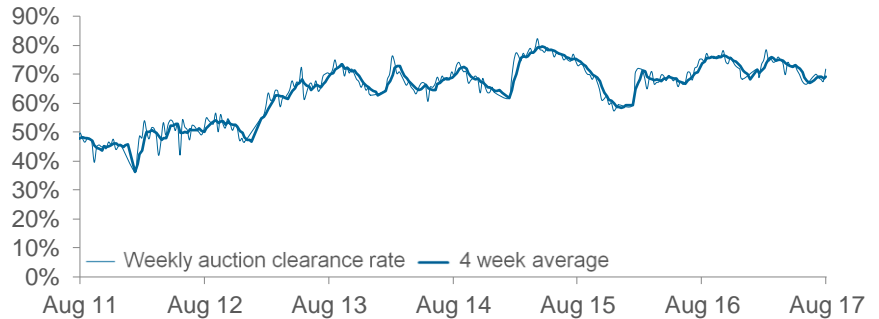
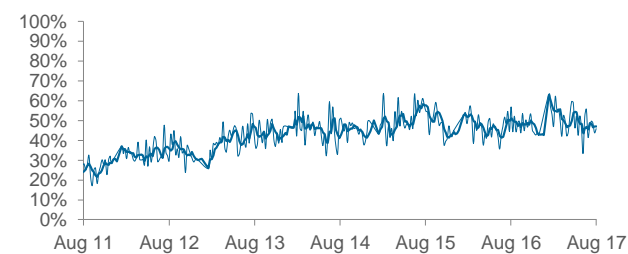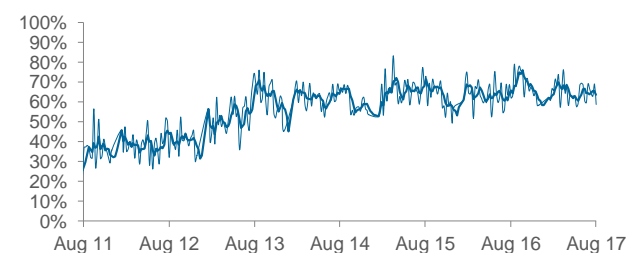## Weekly clearance rate, Melbourne
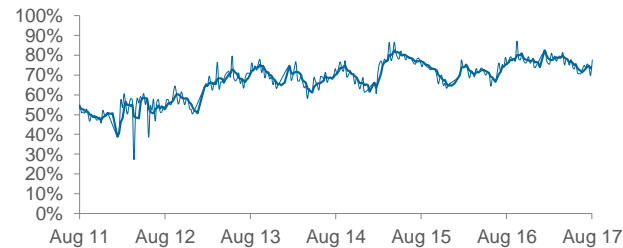
Weekly clearance rate, Sydney

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	58.3%	21	12
Baulkham Hills and Hawkesbury	68.8%	19	16
Blacktown	63.2%	22	19
City and Inner South	76.0%	66	50
Eastern Suburbs	86.0%	67	57
Inner South West	55.3%	93	76
Inner West	76.5%	57	51
North Sydney and Hornsby	77.9%	115	86
Northern Beaches	68.2%	57	44
Outer South West	n.a.	8	7
Outer West and Blue Mountains	n.a.	10	6
Parramatta	65.0%	48	40
Ryde	90.9%	36	22
South West	61.9%	47	42
Sutherland	60.0%	37	30
Melbourne sub-regions			
Inner	74.8%	157	143
Inner East	67.0%	126	118
Inner South	74.2%	146	128
North East	88.0%	119	108
North West	87.5%	98	88
Outer East	78.7%	70	61
South East	81.5%	122	108
West	79.8%	117	99
Mornington Peninsula	59.4%	39	32
Regional auction results			
Hunter	55.6%	40	18
Wollongong	80.0%	21	10
Gold Coast	36.7%	52	30
Sunshine Coast	70.8%	36	24
Geelong	87.5%	28	24

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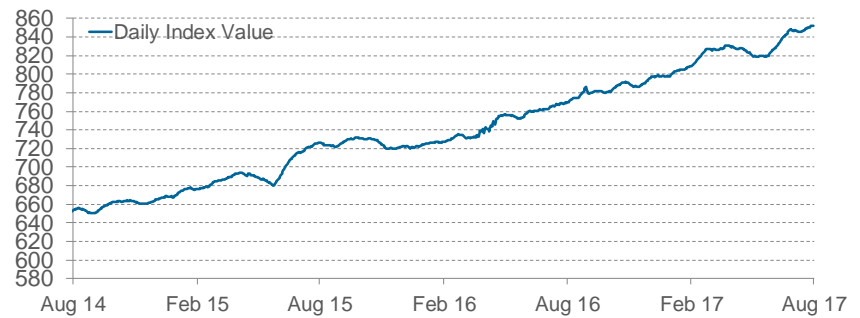# CoreLogic Property Market Indicator Summary

All data to week ending 20 August 2017

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.2%	0.6%	8.2%	12.2%
Melbourne	0.4%	0.9%	10.2%	16.5%
Brisbane	-0.1%	-0.5%	0.9%	3.1%
Adelaide	0.5%	1.8%	4.1%	4.2%
Perth	0.4%	-0.3%	-2.4%	-0.8%
Combined 5 capitals	0.2%	0.6%	6.8%	10.8%

*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	6,801	8.0%	22,105	16.6%
Melbourne	7,671	2.9%	27,641	0.2%
Brisbane	3,895	-8.7%	19,404	-1.4%
Adelaide	1,781	-0.6%	7,979	2.7%
Perth	3,098	-13.1%	19,837	-11.6%
Hobart	320	-7.8%	1,190	-32.6%
Darwin	151	-2.6%	1,590	-1.4%
Canberra	544	-6.0%	1,847	5.3%
Combined capitals	24,261	-0.8%	101,593	0.0%

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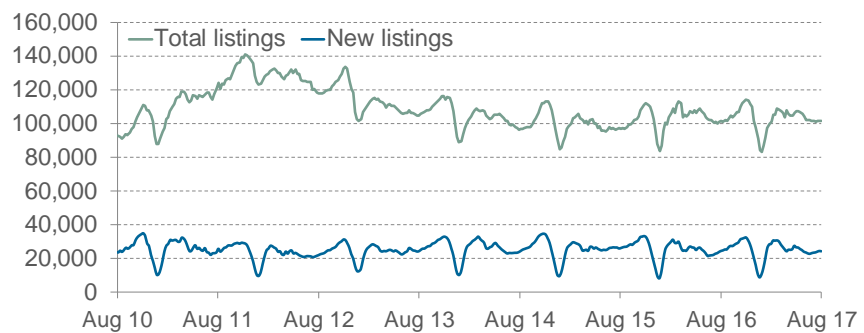
These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,519	$880,000	1,822	$700,000
Melbourne	3,112	$671,000	1,579	$525,000
Brisbane	1,548	$525,000	378	$375,000
Adelaide	736	$435,000	153	$301,023
Perth	1,234	$490,000	294	$395,000
Hobart	183	$370,000	49	$325,000
Darwin	38	$510,000	21	$300,000
Canberra	190	$625,000	133	$400,000
Combined Capitals	9,560	$653,581	4,429	$560,789

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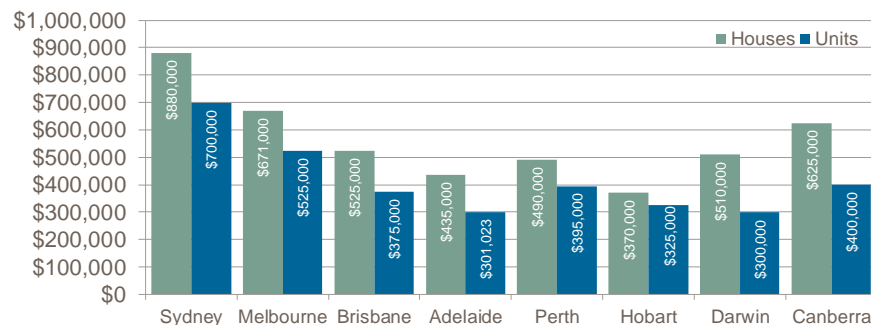
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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*All data to week ending 20 August 2017*

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	-4.8%	32 days	-4.0%
Melbourne	29 days	-3.9%	30 days	-4.2%
Brisbane	62 days	-5.0%	77 days	-6.0%
Adelaide	62 days	-5.6%	71 days	-7.3%
Perth	83 days	-7.8%	94 days	-9.7%
Hobart	34 days	-4.8%	28 days	-3.9%
Darwin	66 days	-10.8%	99 days	-9.8%
Canberra	28 days	-3.3%	49 days	-3.5%

Median time on market
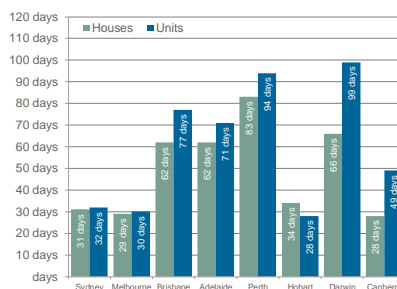
Average vendor discounting
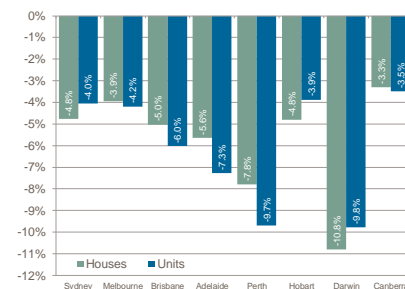
'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	120.5	-0.9%	-0.5%
NSW	156.4	-4.1%	-0.8%
QLD	108.7	0.8%	0.4%
SA	79.5	-3.1%	0.5%
TAS	88.0	0.8%	-0.8%
VIC	137.6	0.9%	-0.6%
WA	90.3	0.5%	-0.6%

CoreLogic Mortgage Index
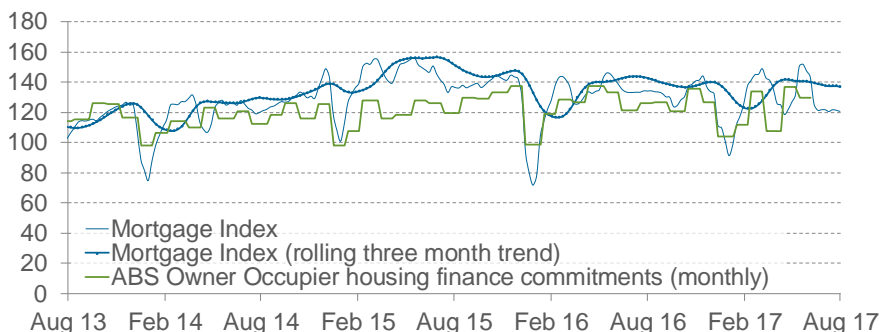
CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	327.1	-4.1%	-0.4%
NSW	366.6	-2.7%	-1.6%
QLD	230.5	-6.1%	0.1%
SA	285.7	-5.8%	-1.2%
TAS	126.0	-7.6%	0.2%
VIC	502.7	-5.2%	0.5%
WA	328.0	2.4%	0.9%

CoreLogic Listing Index
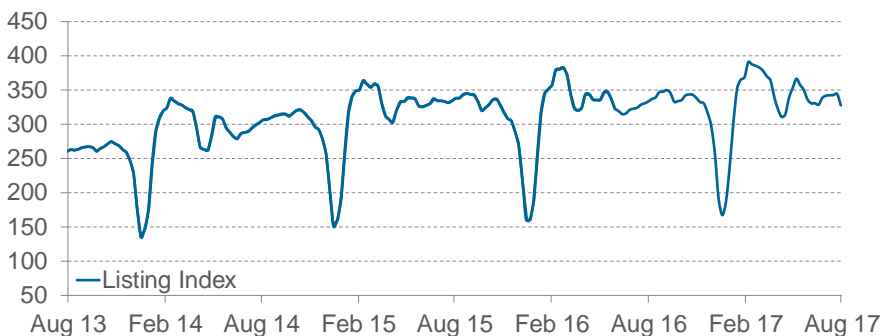
The CoreLogic Listings Index provides a lead indicator for the number of residential dwellings that are being prepared for sale across the Australian housing market. CoreLogic customers account for over 70% of all listings in the Australian property market. The index, which tracks the flow of metadata across CoreLogic's real estate data platform, shows a 75% correlation with the number of new listings about to enter the market.

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Top two sales over the past week, states and territories

Australian Capital Territory

23 Buttfield Street, Coombs, ACT
4 bed, 2 bath, 2 car house
$1,090,000
Luton Properties
Weston Creek/Molonglo Valley

4 Brennan Street, Hackett, ACT
4 bed, 1 bath, 2 car house
$1,060,000
Luton Properties
Dickson

New South Wales

17 Dulwich Road, Chatswood, NSW
6 bed, 5 bath, 4 car house
$5,635,000
Chadwick Real Estate
Turramurra

14 Minna Street, Burwood, NSW
7 bed, 5 bath, 2 car house
$4,620,000
Devine Real Estate
Drummoyne

Northern Territory

55 Saxby Road, Virginia, NT
4 bed, 2 bath, 2 car house
$650,000
Real Estate NT by George Pikos Fannie Bay

2/19 Lemke Street, Muirhead, NT
3 bed, 2 bath, 2 car house
$507,000
Lime Property NT
Parap

Queensland

91 McConnell Street, Bulimba, Qld
5 bed, 3 bath, 2 car house
$3,200,000
Place
Bulimba

1401/60 Marine Parade, Coolangatta, Qld
3 bed, 3 bath, 2 car unit
$2,475,000
McGrath Projects

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Top two sales over the past week, states and territories

South Australia

4 Austral Terrace, Malvern, SA
4 bed, 3 bath, 2 car house
$2,096,000
Klemich Real Estate

9 Catalina Street, Henley Beach South, SA
4 bed, 2 bath, 2 car house
$1,150,000
Ous Property
Henley Beach South

Tasmania

11 South Street, Battery Point, Tas
3 bed, 1 bath house
$900,000
Charlotte Peterswald
Battery Point

4685 Channel Highway, Gordon, Tas
3 bed, 2 bath, 1 car house
$870,000
Knight Frank
Hobart

Victoria

37 Wellington Street, Kew, Vic
4 bed, 2 bath, 3 car house
$4,000,000
Marshall White
Boroondara

100 Spensley Street, Clifton Hill, Vic
5 bed, 2 bath house
$3,900,000
Nelson Alexander
Fitzroy

Western Australia

22 Salter Point Parade, Salter Point, WA
5 bed, 2 bath, 2 car house
$2,100,000
Bellcourt Property Group
South Perth

15a Grenville Street, Tuart Hill, WA
4 bed, 2 bath, 2 car house
$1,180,000
Newman Realty
Morley

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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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