

CoreLogic Property Market Indicator Summary

All data to week ending 10 September 2017

Preliminary figures show 70.2 per cent of auctions were successful across the combined capital cities, while auction activity increases week-on-week

The combined capital city preliminary clearance rate increased to 70.2 per cent this week, after last week's revised final clearance rate fell to 66.4 per cent, which was not only the lowest combined capital city clearance rate so far this year, down -0.1 per cent from the previous low seen over the week ending 25 June 2017 (66.5 per cent), but the lowest clearance rate since June 2016 across the combined capitals. It will be interesting to see what the final clearance rate looks like on Thursday once the remaining records have been captured. Auction volumes increased week-on-week with 2,225 properties taken to auction this week, up from 2,074 last week, and higher than this time last year (2,062).

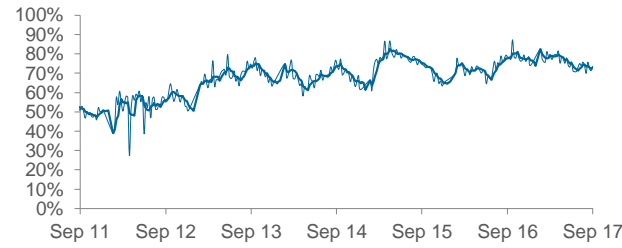
Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	72.3%	810	621	449	172	80.6%	758
Melbourne	73.2%	1,097	938	687	251	78.3%	974
Brisbane	43.9%	137	98	43	55	44.3%	148
Adelaide	67.2%	74	61	41	20	68.0%	88
Perth	36.8%	31	19	7	12	27.3%	29
Tasmania	33.3%	4	3	1	2	50.0%	4
Canberra	69.2%	72	65	45	20	75.9%	61
Weighted Average	70.2%	2,225	1,805	1,273	532	75.4%	2,062

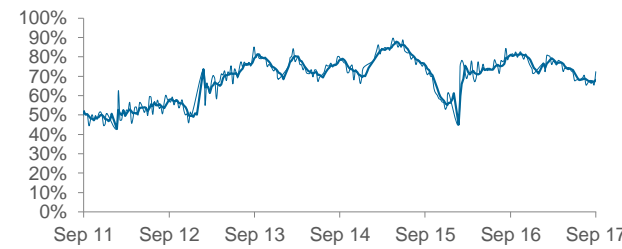
Weekly clearance rate, combined capital cities



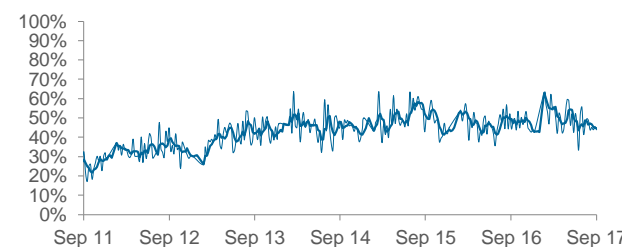
Weekly clearance rate, Melbourne



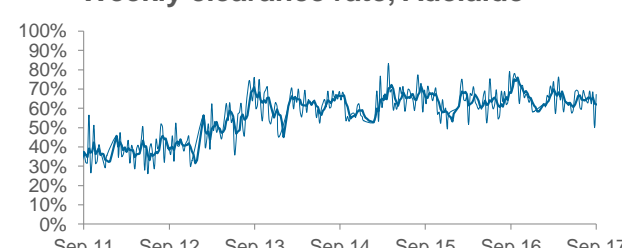
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	57.7%	29	26
Baulkham Hills and Hawkesbury	80.0%	25	20
Blacktown	n.a.	14	9
City and Inner South	72.7%	81	55
Eastern Suburbs	77.8%	100	81
Inner South West	74.2%	88	66
Inner West	73.3%	58	45
North Sydney and Hornsby	67.7%	138	96
Northern Beaches	85.5%	83	69
Outer South West	n.a.	4	2
Outer West and Blue Mountains	n.a.	2	1
Parramatta	66.0%	62	47
Ryde	81.5%	32	27
South West	65.7%	44	35
Sutherland	57.1%	50	42

Melbourne sub-regions

Inner	71.7%	214	187
Inner East	71.7%	141	127
Inner South	75.7%	146	115
North East	72.9%	128	118
North West	86.6%	86	82
Outer East	77.8%	90	72
South East	67.0%	117	97
West	68.6%	131	102
Mornington Peninsula	71.9%	38	32

Regional auction results

Hunter	71.9%	47	32
Wollongong	44.4%	41	27
Gold Coast	29.4%	60	34
Sunshine Coast	42.9%	29	14
Geelong	81.0%	32	21

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	0.1%	0.1%	5.6%	12.3%
Melbourne	0.2%	0.6%	7.4%	12.4%
Brisbane	0.0%	0.1%	1.7%	2.9%
Adelaide	0.1%	0.0%	2.7%	5.3%
Perth	-0.1%	-0.6%	-2.7%	-2.9%
Combined 5 capitals	0.1%	0.2%	4.8%	9.4%

*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	7,191	8.0%	22,776	18.9%
Melbourne	7,650	2.9%	28,040	2.5%
Brisbane	4,210	-3.2%	19,665	0.4%
Adelaide	1,879	-4.9%	8,083	5.1%
Perth	3,337	-12.9%	19,795	-12.4%
Hobart	330	-2.4%	1,190	-29.9%
Darwin	194	17.6%	1,633	-0.1%
Canberra	611	-0.2%	1,854	1.2%
Combined capitals	25,402	0.1%	103,036	1.4%

Number of homes for sale, combined capital cities

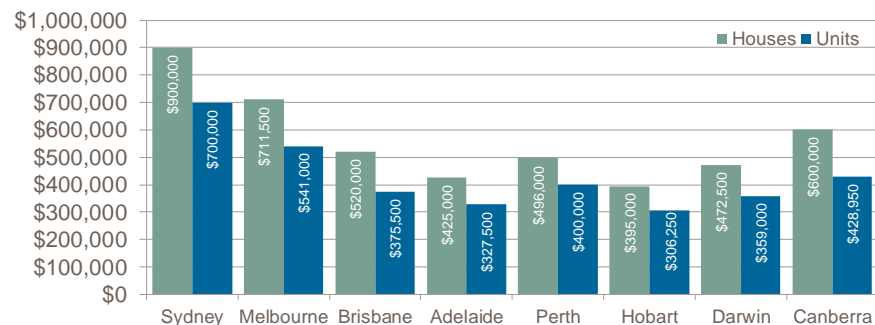


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,549	\$900,000	1,724	\$700,000
Melbourne	3,205	\$711,500	1,641	\$541,000
Brisbane	1,517	\$520,000	376	\$375,500
Adelaide	790	\$425,000	172	\$327,500
Perth	1,096	\$496,000	286	\$400,000
Hobart	186	\$395,000	48	\$306,250
Darwin	34	\$472,500	16	\$359,000
Canberra	206	\$600,000	124	\$428,950
Combined Capitals	9,583	\$673,672	4,387	\$565,337

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.

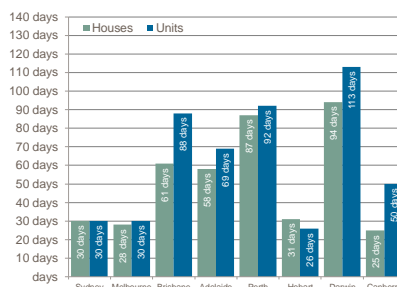
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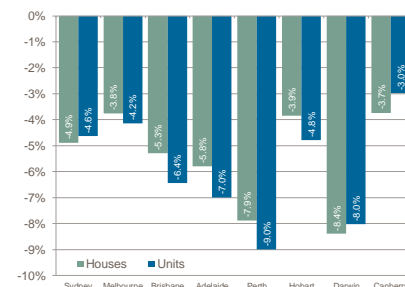
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	30 days	-4.9%	30 days	-4.6%
Melbourne	28 days	-3.8%	30 days	-4.2%
Brisbane	61 days	-5.3%	88 days	-6.4%
Adelaide	58 days	-5.8%	69 days	-7.0%
Perth	87 days	-7.9%	92 days	-9.0%
Hobart	31 days	-3.9%	26 days	-4.8%
Darwin	94 days	-8.4%	113 days	-8.0%
Canberra	25 days	-3.7%	50 days	-3.0%

Median time on market



Average vendor discounting

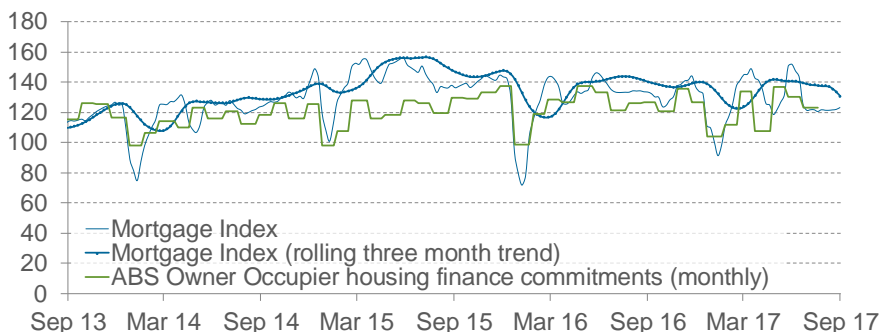


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	123.0	1.5%	-4.8%
NSW	162.6	2.3%	-5.3%
QLD	110.1	0.5%	-4.4%
SA	81.6	3.3%	-4.1%
TAS	87.7	-1.7%	-4.8%
VIC	138.1	0.4%	-4.9%
WA	91.0	1.0%	-4.3%

CoreLogic Mortgage Index

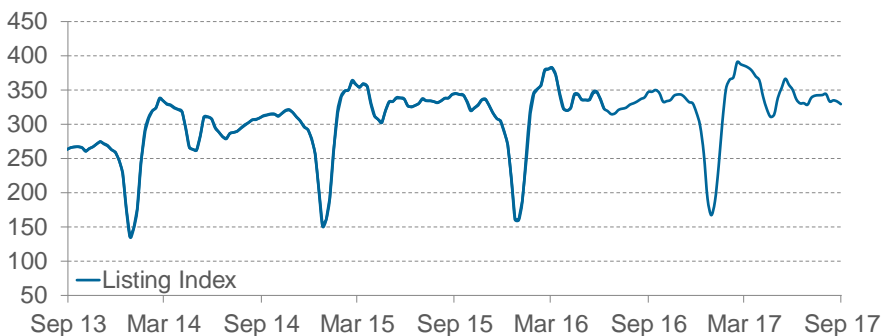


CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	328.8	-4.3%	-1.9%
NSW	366.7	-4.4%	-2.2%
QLD	228.0	-7.4%	-3.4%
SA	291.8	-2.8%	-2.1%
TAS	125.5	0.3%	-2.1%
VIC	502.0	-4.7%	-1.2%
WA	359.1	6.6%	2.2%

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 10 September 2017

Top two sales over the past week, states and territories

Australian Capital Territory



**36 Norman Place,
Deakin, ACT**
5 bed, 3 bath, 1 car house
\$1,670,500
Peter Blackshaw
Manuka



**70 Hicks Street,
Red Hill, ACT**
4 bed, 2 bath, 2 car house
\$1,550,000
Luton Properties
Manuka

New South Wales



**33 Pymble Avenue,
Pymble, NSW**
6 bed, 4 bath, 3 car house
\$5,700,000
Sydney Sotheby's Realty
Gordon



**24 Milray Avenue,
Wollstonecraft, NSW**
4 bed, 3 bath, 2 car house
\$5,680,000
Simeon Manners Property
Mosman

Northern Territory



**67 Makhara Road,
Girraween, NT**
6 bed, 3 bath, 4 car house
\$1,080,000
Call2View Real Estate
Palmerston



**88 Rosewood Crescent,
Leanyer, NT**
3 bed, 1 bath, 2 car house
\$475,000
Real Estate Central
Darwin City

Queensland



**11 Czar Street,
Hamilton, Qld**
5 bed, 3 bath, 2 car house
\$2,580,000
Ray White
New Farm



**3106 Riverleigh Drive,
Hope Island, Qld**
3 bed, 2 bath, 3 car house
\$2,260,000
Place
New Farm

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Top two sales over the past week, states and territories

South Australia



**8 Grandview Grove,
Dulwich, SA**
4 bed, 2 bath, 2 car house
\$1,483,000
LJ Hooker
Kensington/Unley



**31 Ferguson Avenue,
Myrtle Bank, SA**
4 bed, 2 bath, 2 car house
\$1,270,000
Harris Real Estate

Tasmania



**2 Whiteford Parade,
Dodges Ferry, Tas**
5 bed, 3 bath, 2 car house
\$785,000
Roberts
Hobart



**88 Marys Hope Road,
Rosetta, Tas**
4 bed, 2 bath, 2 car house
\$675,000
Ray White
Hobart

Victoria



**136 Page Street,
Middle Park, Vic**
5 bed, 2 bath, 1 car house
\$6,400,000
Marshall White
Albert Park



**14 Elgin Street,
Hawthorn, Vic**
5 bed, 2 bath house
\$4,005,000
Marshall White
Boroondara

Western Australia



**1 Kinsale Drive,
Mindarie, WA**
5 bed, 3 bath, 2 car house
\$1,375,000
Laurence Realty
North Mindarie



**3 Steeplechase Garden,
Floreat, WA**
3 bed, 2 bath, 2 car house
\$1,250,000
Realmark
Leederville

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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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