CoreLogic Property Market Indicator Summary
All data to week ending 17 September 2017

Volumes rise across the combined capital cities returning a preliminary clearance rate of 70.3 per cent

There were 2,490 auctions held across the combined capital cities this week, up from 2,258 last week, making it the busiest week for auctions since the beginning of June. Based on preliminary results, the combined capital city clearance rate was recorded at 70.3 per cent this week, up from 66.9 per cent last week, although this will likely revise lower over the next few days as the remaining results are collected. Over the corresponding week last year, auction volumes were lower, with 2,149 properties taken to auction and a clearance rate of 76.2 per cent was recorded. Melbourne had the highest number of auctions this week, with 1,268 auctions held, and a higher preliminary clearance rate week-on-week (73.6 per cent), while the highest preliminary clearance rate was recorded in Adelaide (75.0 per cent across 72 reported auctions).

Capital city auction statistics (preliminary)

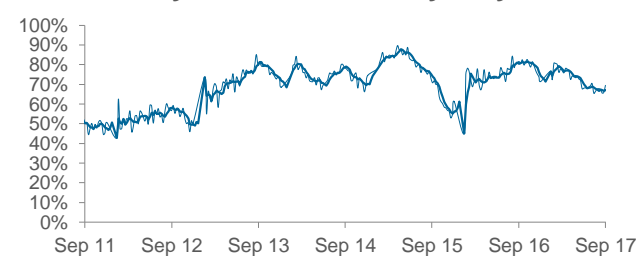| City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	69.4%	897	684	475	209	81.6%	815
Melbourne	73.6%	1,268	1,101	810	291	77.8%	965
Brisbane	49.0%	132	98	48	50	48.4%	141
Adelaide	75.0%	98	72	54	18	74.7%	95
Perth	35.3%	33	17	6	11	45.2%	39
Tasmania	n.a.	0	0	0	0	42.9%	7
Canberra	73.1%	62	52	38	14	72.0%	87
Weighted Average	**70.3%**	**2,490**	**2,024**	**1,431**	**593**	**76.2%**	**2,149**

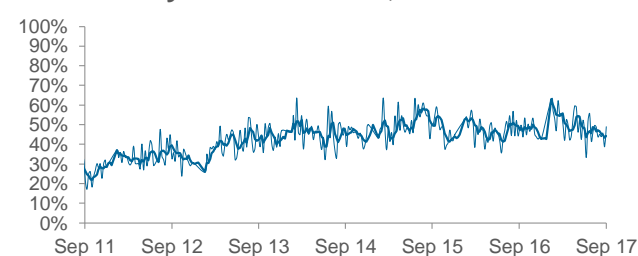## Weekly clearance rate, combined capital cities

Weekly clearance rate, Melbourne
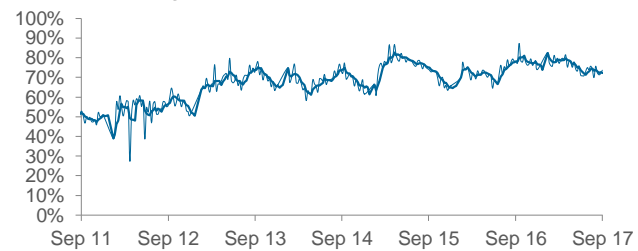
Weekly clearance rate, Sydney

Weekly clearance rate, Brisbane

Weekly clearance rate, Adelaide
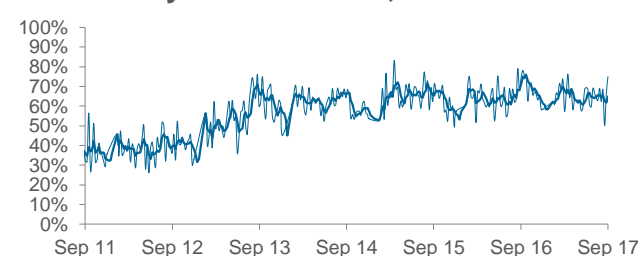
Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	58.8%	23	17
Baulkham Hills and Hawkesbury	41.7%	18	12
Blacktown	38.5%	18	13
City and Inner South	78.9%	91	71
Eastern Suburbs	78.8%	100	85
Inner South West	68.0%	94	78
Inner West	77.6%	75	58
North Sydney and Hornsby	77.9%	160	113
Northern Beaches	77.1%	88	61
Outer South West	n.a.	9	6
Outer West and Blue Mountains	n.a.	9	6
Parramatta	39.0%	71	59
Ryde	61.0%	58	41
South West	66.7%	38	30
Sutherland	81.3%	41	32
Melbourne sub-regions			
Inner	69.1%	261	230
Inner East	69.3%	158	140
Inner South	73.9%	187	157
North East	83.5%	147	133
North West	79.3%	97	82
Outer East	72.2%	81	72
South East	71.2%	142	125
West	74.8%	143	123
Mornington Peninsula	82.4%	47	34
Regional auction results			
Hunter	73.1%	44	26
Wollongong	66.7%	27	21
Gold Coast	48.2%	46	27
Sunshine Coast	46.7%	86	30
Geelong	82.6%	35	23

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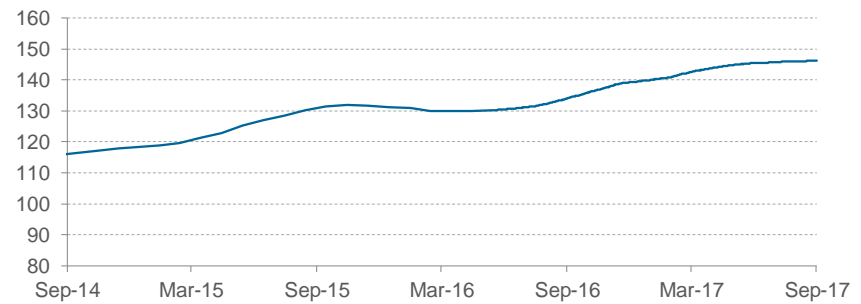CoreLogic®

CoreLogic Property Market Indicator Summary

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.2%	-0.1%	5.4%	11.6%
Melbourne	0.1%	0.6%	7.5%	12.2%
Brisbane	0.1%	0.2%	1.9%	3.0%
Adelaide	0.1%	0.0%	2.8%	5.3%
Perth	0.2%	-0.4%	-2.5%	-2.8%
Combined 5 capitals	**0.0%**	**0.2%**	**4.8%**	**9.1%**

*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	7,220	5.0%	22,846	16.3%
Melbourne	7,679	-4.8%	27,979	-2.6%
Brisbane	4,233	-5.8%	19,727	3.1%
Adelaide	1,946	-3.6%	8,066	5.6%
Perth	3,552	-13.7%	19,888	-12.8%
Hobart	327	-11.4%	1,137	-34.2%
Darwin	175	-4.9%	1,595	-3.0%
Canberra	615	-1.9%	1,861	-1.0%
Combined capitals	**25,747**	**-3.8%**	**103,099**	**-0.1%**

## 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	2,643	$900,000	1,709	$710,000
Melbourne	3,194	$720,000	1,649	$543,000
Brisbane	1,543	$519,500	351	$376,000
Adelaide	699	$425,000	159	$309,000
Perth	977	$503,000	244	$400,000
Hobart	193	$390,000	54	$290,250
Darwin	41	$478,000	21	$380,000
Canberra	222	$625,000	115	$429,950
Combined Capitals	**9,512**	**$683,567**	**4,302**	**$571,967**

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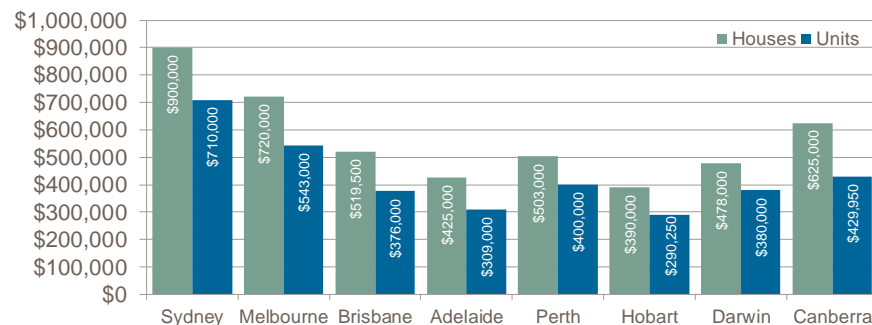
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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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	-4.8%	30 days	-4.6%
Melbourne	28 days	-3.9%	30 days	-4.3%
Brisbane	63 days	-5.3%	91 days	-6.3%
Adelaide	57 days	-5.6%	70 days	-6.6%
Perth	90 days	-7.7%	93 days	-8.8%
Hobart	31 days	-4.6%	28 days	-6.0%
Darwin	93 days	-8.8%	92 days	-8.7%
Canberra	25 days	-4.2%	49 days	-2.9%

Median time on market
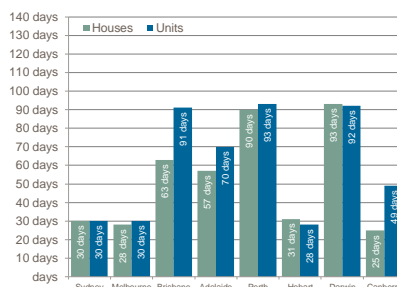

Average vendor discounting
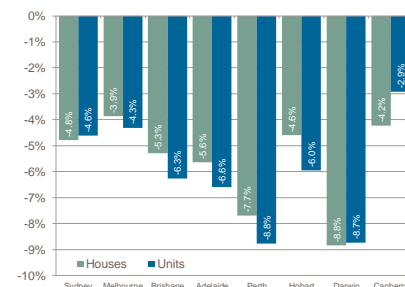
'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	122.6	1.1%	-6.3%
NSW	164.2	4.4%	-6.3%
QLD	110.8	1.2%	-6.0%
SA	79.5	-0.8%	-5.7%
TAS	87.1	-1.8%	-6.6%
VIC	134.7	-2.6%	-6.6%
WA	91.2	0.3%	-5.6%

CoreLogic Mortgage Index
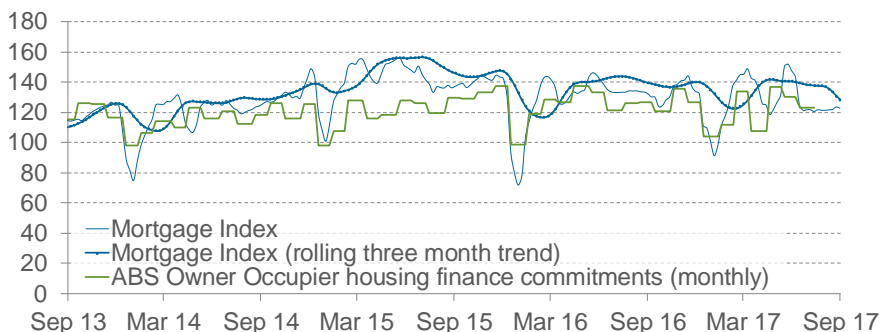
CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	337.9	1.6%	-0.9%
NSW	376.1	0.4%	-1.0%
QLD	238.0	1.9%	-2.7%
SA	300.8	4.1%	-0.7%
TAS	124.1	-2.0%	-2.0%
VIC	504.5	-1.2%	-0.1%
WA	378.3	13.4%	4.2%

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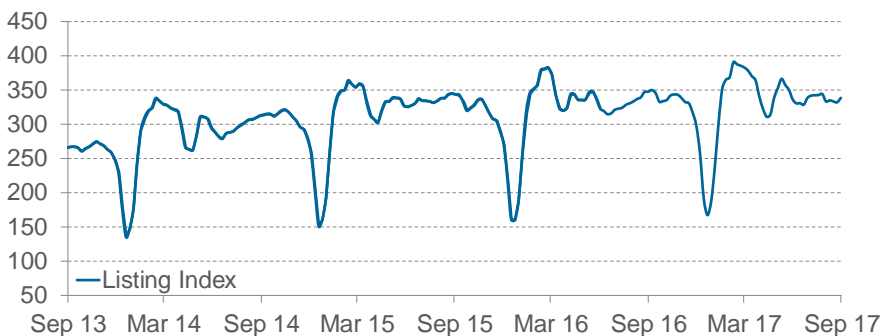
The CoreLogic Listings Index provides a lead indicator for the number of residential dwellings that are being prepared for sale across the Australian housing market. CoreLogic customers account for over 70% of all listings in the Australian property market. The index, which tracks the flow of metadata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

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Top two sales over the past week, states and territories

Australian Capital Territory

16 Dolly McGrath Street, Duffy, ACT
5 bed, 3 bath, 4 car house
$2,075,000
One Agency Michael Potter Woden

98 Blamey Crescent, Campbell, ACT
4 bed, 2 bath, 2 car house
$1,460,000
Peter Blackshaw Manuka

New South Wales

6 West Crescent, McMahons Point, NSW
2 bed, 2 bath house
$8,300,000
Belle Property Neutral Bay

425 Bronte Road, Bronte, NSW
4 bed, 2 bath, 2 car house
$5,250,000
Phillips Pantzer Donnelley Woollahra

Northern Territory

184 Marjerrison Drive, Humpty Doo, NT
4 bed, 2 bath, 2 car house
$636,000
First National O'Donoghues Darwin

20 Parakeelya Road, Connellan, NT
3 bed, 2 bath, 2 car house
$570,000
First National Framptons

Queensland

40 Bernborough Place Bridgeman Downs, Qld
4 bed, 2 bath, 3 car house
$2,000,000
Ray White Bridgeman Downs

149/35 Howard Street, Brisbane City, Qld
5 bed, 4 bath, 2 car unit
$1,850,000
McGrath Estate Agents New Farm

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Top two sales over the past week, states and territories

South Australia

52 Kennaway Street, Tusmore, SA
4 bed, 2 bath, 2 car house
$1,325,000
LJ Hooker
St Peters

24 Harrow Road, College Park, SA
3 bed, 1 bath house
$1,210,000
Klemich Real Estate

Tasmania

19 Glebe Street, Glebe, Tas
4 bed, 2 bath, 2 car house
$1,000,000
Ripple Realty
Hobart

3 Greenhill Drive, Kingston, Tas
3 bed, 2 bath, 2 car house
$760,000
Raine & Horne
Kingston

Victoria

20 Selborne Road, Toorak, Vic
5 bed, 2 bath, 2 car house
$6,100,000
Marshall White
Stonnington

5 Stoke Avenue, Kew, Vic
5 bed, 5 bath, 2 car house
$5,580,000
Marshall White
Boroondara

Western Australia

128 Virgil Avenue, Yokine, WA
3 bed, 1 bath, 2 car house
$848,000
Avenue One Property Group
Perth

6 Turnwood Vista, Wanneroo, WA
4 bed, 2 bath, 2 car house
$650,000
For Sale by Owner
Australia

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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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