

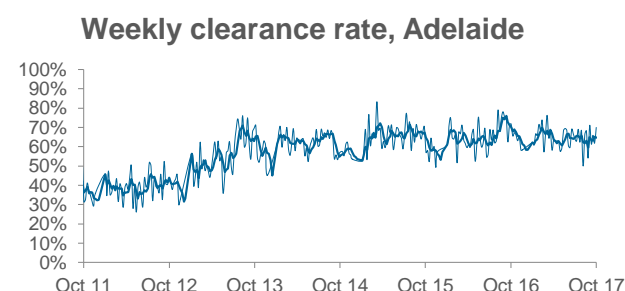
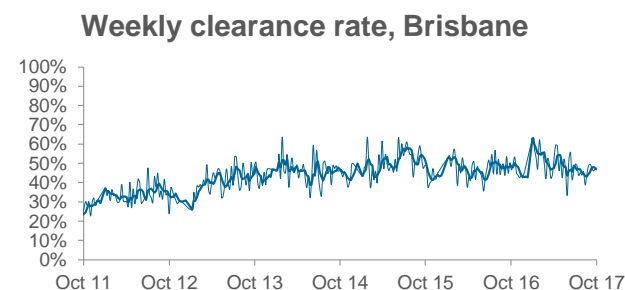
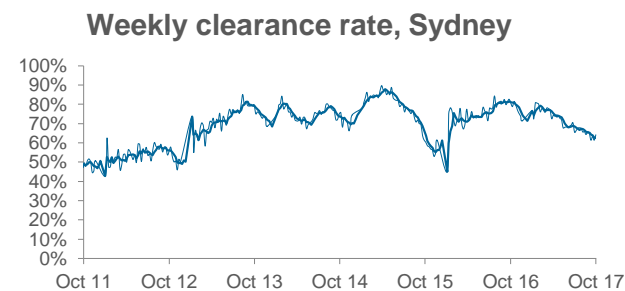
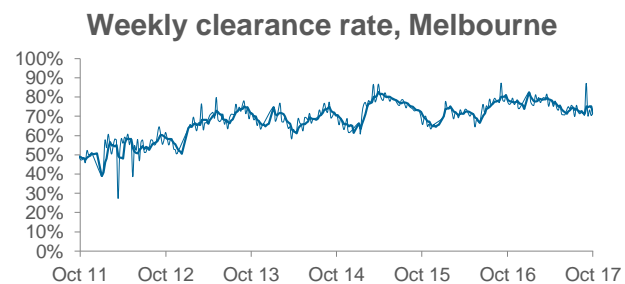
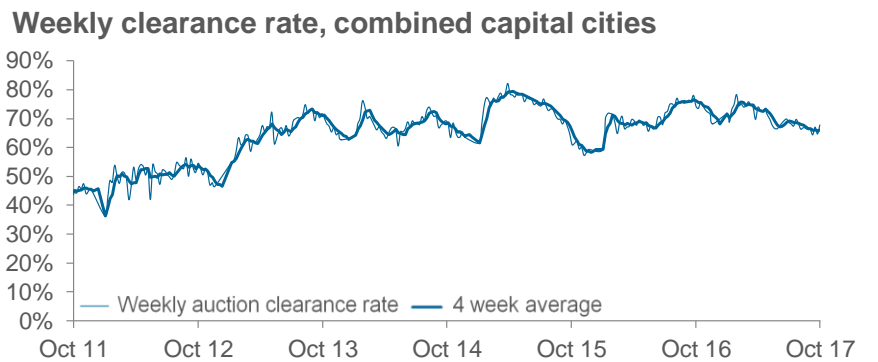
# CoreLogic Property Market Indicator Summary

All data to week ending 29 October 2017

**Preliminary clearance rates hold firm as volumes across the combined capital cities reach their highest level year-to-date and Melbourne records its busiest auction week on record**

This week, the combined capital cities saw the number of auctions held reach a new year-to-date high, with a total of 3,690 held, surpassing the previous 2017 high recorded over the week prior to Easter when 3,517 auctions were held. The higher volumes returned a preliminary auction clearance rate of 67.8 per cent, rising from a final clearance rate of 64.7 per cent last week, when fewer auctions were held (2,519). This week's surge in volumes can be attributed to activity across Australia's largest auction market in Melbourne, where volumes across the city reached their highest on record this week, with 1,983 held recording a preliminary auction clearance rate of 71.7 per cent. Sydney also saw a substantially higher volume of auctions this week with 1,196 homes taken to auction, recording a clearance rate of 64.1 per cent. Sydney's clearance rate has been consistently below 65 per cent since the first week of October. Activity across the remaining auction markets was varied with Brisbane recording the lowest preliminary clearance rate (47.1 per cent). Historically auction volumes have peaked around late November / early December; if this trend holds true this year, we could see new records being set for auction volumes as the Spring season concludes.

Capital city auction statistics (preliminary)						
City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	
Sydney	64.1%	1,196	886	568	318	
Melbourne	71.7%	1,983	1,676	1,201	475	
Brisbane	47.1%	188	119	56	63	
Adelaide	70.0%	143	100	70	30	
Perth	54.5%	46	22	12	10	
Tasmania	60.0%	6	5	3	2	
Canberra	77.1%	128	109	84	25	
Weighted Average	67.8%	3,690	2,917	1,994	923	
						Clearance rate (last year) Total auctions (last year)
						80.5% 1,100
						77.5% 632
						46.6% 192
						71.8% 166
						37.8% 60
						33.3% 10
						70.5% 93



Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	63.6%	29	22
Baulkham Hills and Hawkesbury	62.1%	50	29
Blacktown	26.7%	22	15
City and Inner South	59.8%	143	117
Eastern Suburbs	70.2%	125	84
Inner South West	64.0%	138	111
Inner West	65.3%	92	72
North Sydney and Hornsby	69.8%	192	139
Northern Beaches	75.6%	113	82
Outer South West	n.a.	7	6
Outer West and Blue Mountains	n.a.	9	5
Parramatta	63.5%	83	63
Ryde	72.1%	68	43
South West	37.0%	51	46
Sutherland	59.6%	73	52

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	72.8%	354	309
Inner East	65.5%	287	252
Inner South	73.1%	326	253
North East	72.9%	209	199
North West	75.0%	156	136
Outer East	71.6%	139	116
South East	66.0%	179	147
West	75.6%	259	209
Mornington Peninsula	80.4%	69	51

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	64.3%	52	28
Wollongong	70.8%	36	24
Gold Coast	44.9%	85	49
Sunshine Coast	76.5%	32	17
Geelong	82.4%	65	51

# CoreLogic Property Market Indicator Summary

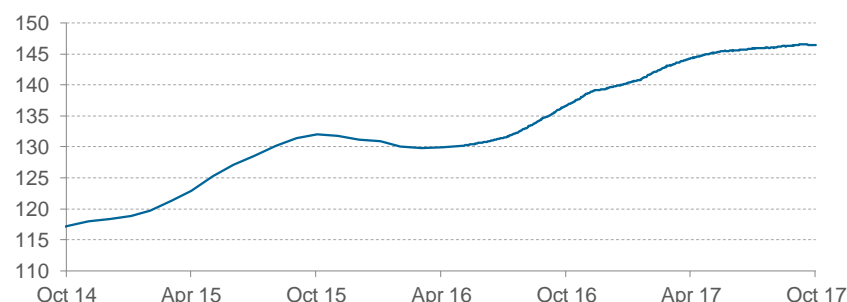
All data to week ending 29 October 2017

## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.1%	-0.4%	4.9%	7.9%
Melbourne	0.2%	0.5%	8.5%	11.1%
Brisbane	0.0%	0.2%	2.3%	2.7%
Adelaide	0.0%	0.0%	2.7%	4.7%
Perth	0.0%	0.0%	-2.4%	-2.6%
<b>Combined 5 capitals</b>	<b>0.0%</b>	<b>0.0%</b>	<b>4.9%</b>	<b>7.1%</b>

\*The monthly change is the change over the past 28 days.

## Daily home value index, 5 capital city aggregate

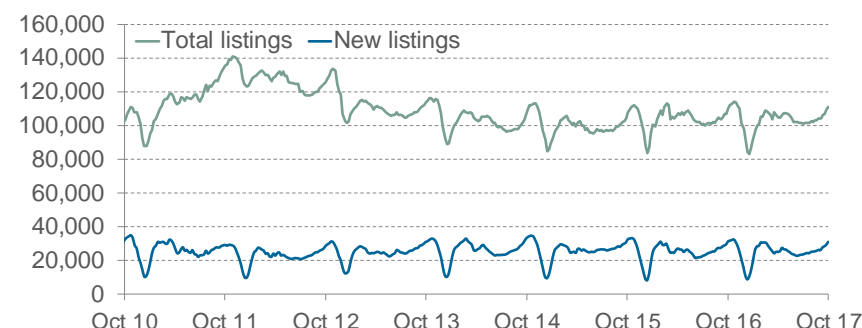


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	8,620	4.3%	25,625	19.5%
Melbourne	9,631	1.0%	30,570	-1.7%
Brisbane	4,528	-10.5%	20,611	2.5%
Adelaide	2,427	3.2%	8,794	8.0%
Perth	4,224	-9.2%	20,309	-14.3%
Hobart	425	-5.8%	1,157	-33.6%
Darwin	146	-13.6%	1,581	-1.9%
Canberra	1,005	27.9%	2,262	14.4%
<b>Combined capitals</b>	<b>31,006</b>	<b>-0.8%</b>	<b>110,909</b>	<b>1.0%</b>

## Number of homes for sale, combined capital cities

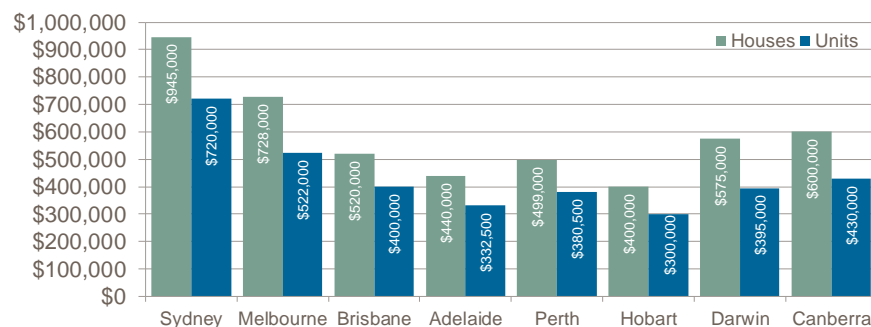


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,498	\$945,000	1,751	\$720,000
Melbourne	3,188	\$728,000	1,490	\$522,000
Brisbane	1,541	\$520,000	348	\$400,000
Adelaide	751	\$440,000	176	\$332,500
Perth	1,121	\$499,000	268	\$380,500
Hobart	208	\$400,000	64	\$300,000
Darwin	37	\$575,000	11	\$395,000
Canberra	257	\$600,000	109	\$430,000
<b>Combined Capitals</b>	<b>9,601</b>	<b>\$690,687</b>	<b>4,217</b>	<b>\$571,166</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.

# CoreLogic Property Market Indicator Summary

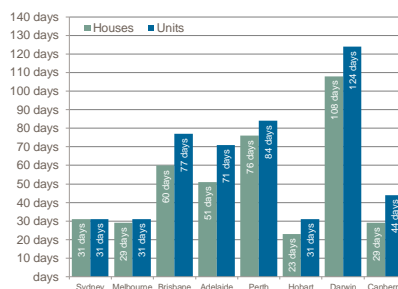
All data to week ending 29 October 2017

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

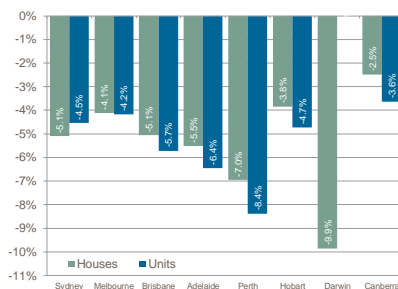
HOUSES			UNITS	
Capital city	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	31 days	-5.1%	31 days	-4.5%
Melbourne	29 days	-4.1%	31 days	-4.2%
Brisbane	60 days	-5.1%	77 days	-5.7%
Adelaide	51 days	-5.5%	71 days	-6.4%
Perth	76 days	-7.0%	84 days	-8.4%
Hobart	23 days	-3.8%	31 days	-4.7%
Darwin	108 days	-9.9%	124 days	n.a.
Canberra	29 days	-2.5%	44 days	-3.6%

'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.

## Median time on market



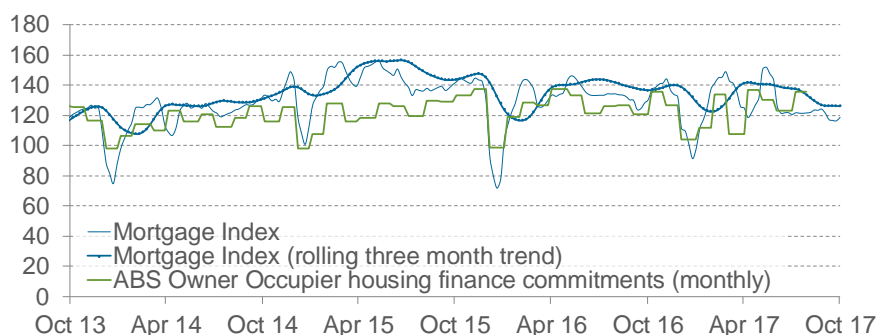
## Average vendor discounting



## Mortgage market activity

Region	Index value	Month on month change	Month on month change (trend)
National	118.6	-2.2%	-0.3%
NSW	155.6	-4.0%	-0.5%
QLD	108.8	-2.7%	0.5%
SA	76.6	-5.1%	-0.5%
TAS	87.7	-6.1%	2.8%
VIC	132.5	0.9%	-1.4%
WA	91.7	4.8%	-0.2%

## CoreLogic Mortgage Index

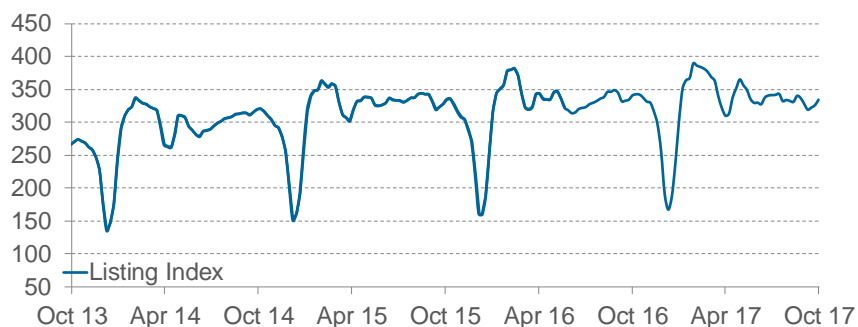


CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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	334.5	2.0%	-1.5%
NSW	354.0	-3.1%	-2.6%
QLD	226.5	-0.8%	-2.9%
SA	298.3	1.0%	-1.1%
TAS	125.5	3.1%	-3.2%
VIC	529.2	7.9%	-1.2%
WA	421.8	13.4%	6.8%

## 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 29 October 2017

Top two sales over the past week, states and territories

## Australian Capital Territory



**3 Syme Crescent,  
O'Connor, ACT**  
5 bed, 2 bath, 2 car house  
\$2,235,000  
McGrath Estate Agents



**6 Bolger Place,  
Nicholls, ACT**  
4 bed, 2 bath, 2 car house  
\$1,400,000  
LJ Hooker  
Belconnen

## New South Wales



**30 Larkin Street,  
Waverton, NSW**  
5 bed, 5 bath, 2 car house  
\$7,168,000  
McGrath Estate Agents



**86 Nicholson Street,  
Strathfield, NSW**  
6 bed, 8 bath, 6 car house  
\$6,600,000  
Richardson & Wrench  
Strathfield

## Northern Territory



**8 Eugenia Street,  
Nightcliff, NT**  
4 bed, 2 bath, 2 car house  
\$950,000  
Knight Frank NT  
Darwin



**7 Renner Street,  
East Side**  
5 bed, 2 bath, 1 car house  
\$550,000  
First National Framptons  
Alice Springs

## Queensland



**71 Tristania Road,  
Chapel Hill, Qld**  
6 bed, 5 bath, 5 car house  
\$3,900,000  
McGrath Estate Agents



**77 McConnell Street,  
Bulimba, Qld**  
4 bed, 2 bath, 2 car house  
\$2,580,000  
Place  
Bulimba



# CoreLogic Property Market Indicator Summary

All data to week ending 29 October 2017

Top two sales over the past week, states and territories

## South Australia



**808/15 Vaughan Place,  
Adelaide, SA**  
3 bed, 3 bath, 2 car unit  
\$1,600,000  
City Realty  
Adelaide



**59 Marlborough Street,  
Malvern, SA**  
6 bed, 2 bath, 2 car house  
\$1,575,000  
Harcourts Brock Estates

## Tasmania



**9 Thornton Close,  
Blackmans Bay, Tas**  
3 bed, 2 bath, 2 car house  
\$790,000  
Raine & Horne  
Kingston



**46 Kallista Drive,  
Huonville, Tas**  
5 bed, 2 bath, 2 car house  
\$725,000  
Homelands Property  
Huonville

## Victoria



**33 Grant Street,  
Malvern East, Vic**  
5 bed, 3 bath, 2 car house  
\$6,125,000  
Marshall White  
Stonnington



**25 Munro Street,  
Armadale, Vic**  
4 bed, 2 bath, 2 car house  
\$6,050,000  
Marshall White  
Stonnington

## Western Australia



**57 Reserve Street,  
Bicton, WA**  
3 bed, 1 bath, 2 car house  
\$1,350,000  
David Thorn & Associates



**26 Neesham Street,  
Booragoon, WA**  
4 bed, 3 bath, 2 car house  
\$1,300,000  
David Thorn & Associates

# CoreLogic Property Market Indicator Summary

*All data to week ending 29 October 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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