

# CoreLogic Property Market Indicator Summary

All data to week ending 3 December 2017

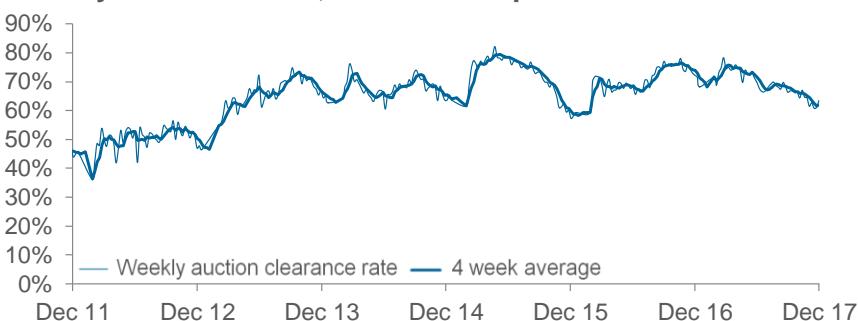
## Auction volumes lower slightly, while the preliminary clearance rate rises to 63.5 per cent

There were 3,276 auctions held across the combined capital cities this week, returning a preliminary auction clearance rate of 63.5 per cent, increasing on last week's final auction clearance rate of 61.1 per cent when the combined capitals recorded the third busiest week for auctions so far this year (3,438). Over the same week last year, auction volumes were similar to this week (3,207), although the clearance rate was considerably higher at 72.3 per cent. Across the two largest auction markets, Melbourne and Sydney, both cities saw an increase in the rate of clearance over the week, however the 66.0 per cent preliminary clearance rate across Melbourne is only slightly higher than last week's final; this is likely to revise lower as final results are collected and potentially surpass last week as the lowest seen since June 2016. While the performance across the smaller markets was varied this week, with Canberra recording the highest preliminary clearance rate of 75.6 per cent, while only 44.9 per cent of homes sold across Brisbane.

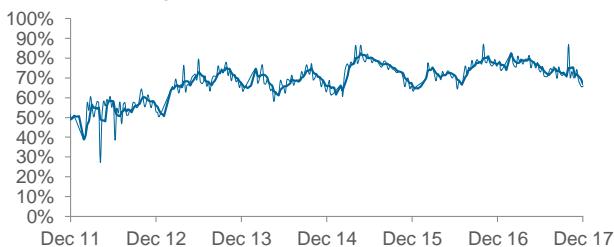
### Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	62.4%	1,126	828	517	311	75.2%	1,182
Melbourne	66.0%	1,652	1,370	904	466	77.3%	1,416
Brisbane	44.9%	191	136	61	75	42.7%	204
Adelaide	64.6%	141	99	64	35	65.3%	165
Perth	47.6%	50	21	10	11	55.1%	89
Tasmania	66.7%	11	6	4	2	50.0%	15
Canberra	75.6%	105	86	65	21	60.6%	136
<b>Weighted Average</b>	<b>63.5%</b>	<b>3,276</b>	<b>2,546</b>	<b>1,625</b>	<b>921</b>	<b>72.3%</b>	<b>3,207</b>

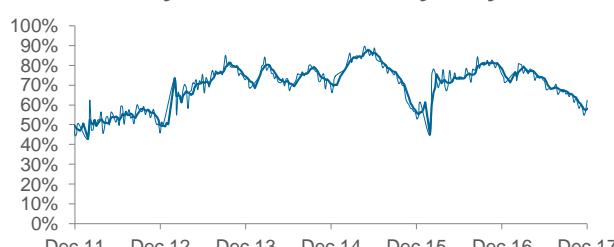
### Weekly clearance rate, combined capital cities



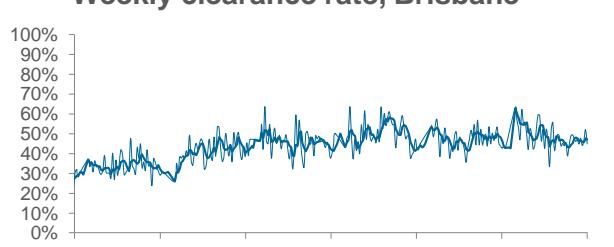
### Weekly clearance rate, Melbourne



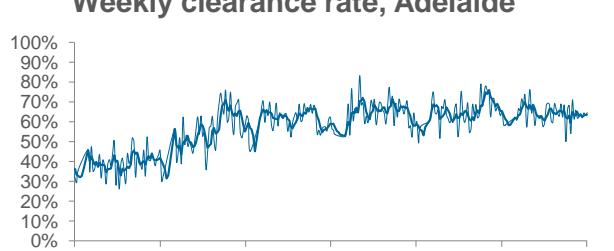
### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



### Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	70.4%	40	27
Baulkham Hills and Hawkesbury	56.3%	29	16
Blacktown	33.3%	17	12
City and Inner South	68.0%	105	78
Eastern Suburbs	67.5%	112	83
Inner South West	61.1%	116	90
Inner West	62.3%	100	77
North Sydney and Hornsby	62.2%	182	119
Northern Beaches	65.2%	120	92
Outer South West	n.a.	5	3
Outer West and Blue Mountains	n.a.	6	3
Parramatta	65.8%	85	73
Ryde	73.9%	75	46
South West	50.0%	44	38
Sutherland	56.1%	85	66

### Melbourne sub-regions

Inner	66.0%	290	238
Inner East	57.0%	188	165
Inner South	62.0%	256	205
North East	69.2%	179	156
North West	72.9%	144	129
Outer East	65.2%	122	92
South East	68.1%	146	119
West	71.0%	238	193
Mornington Peninsula	63.8%	84	69

### Regional auction results

Hunter	61.5%	49	26
Wollongong	64.1%	58	39
Gold Coast	32.4%	65	34
Sunshine Coast	57.9%	39	19
Geelong	77.8%	85	63

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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%	-0.7%	4.0%	4.8%
Melbourne	0.1%	0.5%	9.2%	10.0%
Brisbane	0.0%	0.0%	2.3%	2.4%
Adelaide	0.1%	0.0%	2.8%	3.4%
Perth	0.1%	0.2%	-2.1%	-2.5%
<b>Combined 5 capitals</b>	<b>0.0%</b>	<b>-0.1%</b>	<b>4.8%</b>	<b>5.3%</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	6,645	-7.3%	25,677	19.6%
Melbourne	8,743	-0.2%	31,955	3.0%
Brisbane	4,202	-2.9%	20,845	1.1%
Adelaide	2,364	0.9%	9,093	7.1%
Perth	3,954	-9.9%	21,122	-12.7%
Hobart	432	-15.5%	1,177	-35.6%
Darwin	150	2.0%	1,550	-3.6%
Canberra	709	-7.0%	2,241	1.6%
<b>Combined capitals</b>	<b>27,199</b>	<b>-4.3%</b>	<b>113,660</b>	<b>2.0%</b>

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.

## Number of homes for sale, combined capital cities



## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,909	\$942,000	1,820	\$705,000
Melbourne	3,740	\$750,000	1,661	\$541,000
Brisbane	1,723	\$524,500	369	\$389,400
Adelaide	922	\$440,000	174	\$330,750
Perth	1,284	\$520,000	290	\$398,000
Hobart	245	\$400,000	53	\$310,000
Darwin	48	\$475,000	29	\$345,000
Canberra	300	\$658,500	135	\$448,000
<b>Combined Capitals</b>	<b>11,171</b>	<b>\$701,880</b>	<b>4,531</b>	<b>\$570,575</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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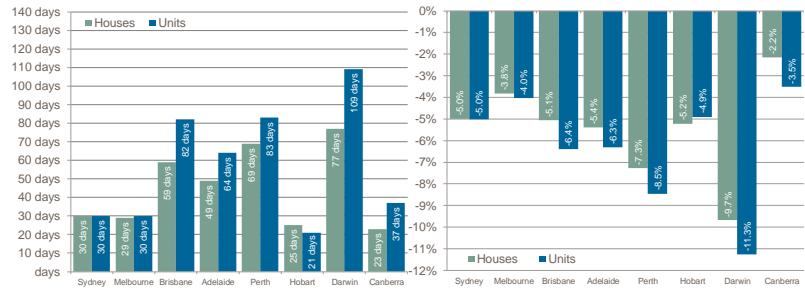
All data to week ending 3 December 2017

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

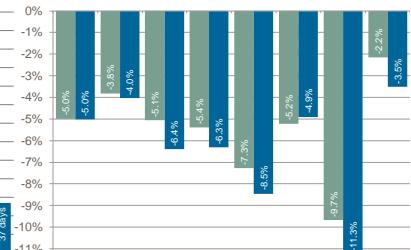
Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	30 days	-5.0%	30 days	-5.0%
Melbourne	29 days	-3.8%	30 days	-4.0%
Brisbane	59 days	-5.1%	82 days	-6.4%
Adelaide	49 days	-5.4%	64 days	-6.3%
Perth	69 days	-7.3%	83 days	-8.5%
Hobart	25 days	-5.2%	21 days	-4.9%
Darwin	77 days	-9.7%	109 days	-11.3%
Canberra	23 days	-2.2%	37 days	-3.5%

## Median time on market

Houses      Units



## Average vendor discounting

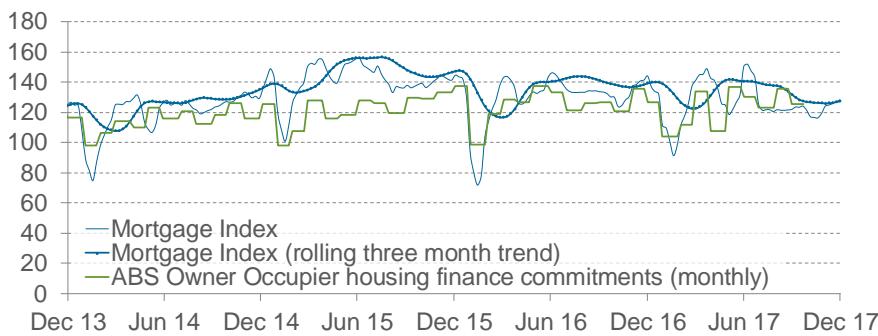


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	128.0	3.4%	1.1%
NSW	169.1	3.9%	1.6%
QLD	124.3	9.4%	2.8%
SA	86.4	5.9%	1.5%
TAS	102.9	14.0%	1.9%
VIC	137.9	-1.3%	0.1%
WA	92.5	-0.4%	0.7%

## 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	330.5	-1.8%	0.1%
NSW	346.3	-2.6%	-1.9%
QLD	229.5	0.5%	-0.8%
SA	298.3	-0.4%	1.5%
TAS	146.0	15.7%	4.3%
VIC	499.7	-6.0%	-0.2%
WA	432.6	1.4%	8.0%

## CoreLogic Listing Index



\*Carried over from previous week

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 3 December 2017

Top two sales over the past week, states and territories

## Australian Capital Territory



**58 Leichhardt Street,  
Griffith, ACT**  
3 bed, 1 bath house  
\$2,120,000  
Peter Blackshaw  
Manuka



**155 Oodgeroo Avenue,  
Franklin, ACT**  
5 bed, 3 bath, 2 car house  
\$1,550,000  
Luton Properties  
Gungahlin

## New South Wales



**159 Hastings Parade,  
North Bondi, NSW**  
3 bed, 2 bath, 1 car house  
\$7,550,000  
McGrath Estate Agents



**10/9 Hayes Street,  
Neutral Bay, NSW**  
3 bed, 2 bath, 2 car unit  
\$5,050,000  
Belle Property  
Neutral Bay

## Northern Territory



**1/22 Dorling Street,  
Muirhead, NT**  
4 bed, 2 bath, 2 car house  
\$550,000  
Great Northern Real Estate  
Leanyer



**9 Dowling Street,  
Katherine South, NT**  
2 bed, 2 bath, 1 car house  
\$300,000  
LJ Hooker  
Katherine

## Queensland



**22b Sentinel Court,  
Cleveland, Qld**  
4 bed, 3 bath, 2 car house  
\$3,900,000  
Raine & Horne  
Cleveland



**17 Cooran Court,  
Noosa Heads, Qld**  
5 bed, 3 bath, 2 car house  
\$3,630,000  
Tom Offermann Real Estate  
Noosa Heads

# CoreLogic Property Market Indicator Summary

All data to week ending 3 December 2017

Top two sales over the past week, states and territories

## South Australia



**41 Edmund Avenue,  
Unley, SA**  
4 bed, 2 bath, 2 car house  
\$1,580,000  
LJ Hooker  
Kensington/Unley



**44 Kingston Terrace,  
North Adelaide, SA**  
3 bed, 2 bath, 2 car house  
\$1,391,000  
Fox Real Estate  
Adelaide

## Tasmania



**55 Lipscombe Avenue,  
Sandy Bay, Tas**  
4 bed, 3 bath, 2 car house  
\$892,000  
Charlotte Peterswald  
Battery Point



**105 Forest Road,  
West Hobart, Tas**  
3 bed, 1 bath, 3 car house  
\$856,500  
Elders  
Browns & Banks

## Victoria



**7 Springfield Avenue,  
Toorak, Vic**  
4 bed, 4 bath, 2 car house  
\$4,600,000  
Marshall White  
Stonnington



**7 Walker Street,  
Northcote, Vic**  
4 bed, 2 bath, 2 car house  
\$3,400,000  
Nelson Alexander  
Fitzroy

## Western Australia



**46 Marita Road,  
Nedlands, Wa**  
5 bed, 3 bath, 2 car house  
\$2,325,000  
Mint Real Estate  
Claremont



**15a Caddy Avenue,  
West Leederville, WA**  
4 bed, 3 bath, 2 car house  
\$1,700,000  
Growth Realty  
Subiaco

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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](http://www.corelogic.com.au)

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