

# CoreLogic Property Market Indicator Summary

All data to week ending 28 October 2018

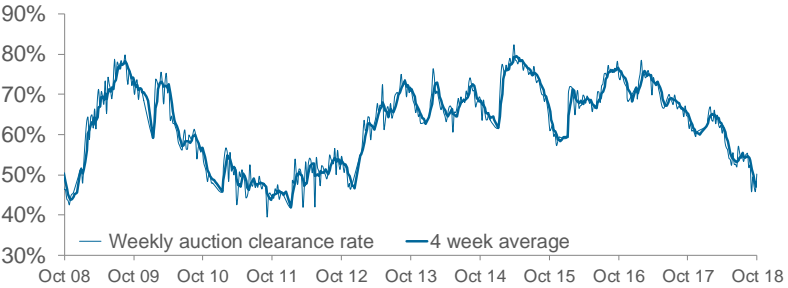
## Preliminary results show half of the homes taken to auction across the combined capital cities were successful over the 5<sup>th</sup> busiest auction week of the year

Auction volumes were the highest they have been since late March with 2,919 homes taken to auction across the combined capital cities this week, increasing from 2,139 last week although much lower than this time last year (3,713). The higher volumes this week were largely thanks to Melbourne as vendors rush to auction prior to the Melbourne Cup Carnival slowdown where volumes will temporarily plummet across the city. Preliminary results show a clearance rate of 50.2 per cent across the combined capital cities although it's likely to drop below 50 per cent for the 5<sup>th</sup> consecutive week when final results are released on Thursday. Last week saw the final clearance rate revise down to 46.0 per cent, while this week last year saw 64.5 per cent of auctions return a successful result. Melbourne was host to 1,706 auctions this week making it the 2<sup>nd</sup> busiest week for the city all year. Preliminary results show a clearance rate of 49.8 per cent, up from last week when just 45.7 per cent of auctions were successful, which was the lowest clearance rate the city had seen since June 2012 (38.6 per cent across 127 auction results). Over the same week last year, the auction clearance rate was significantly higher with 70.2 per cent of the 1,983 auctions returning a successful result. There were 796 auctions held in Sydney this week, up from 675 last week, although substantially lower than this week last year when 1,215 homes were taken to auction across the city. Preliminary results show that 50.7 per cent of auctions were successful this week, up from 44.6 per cent last week. The final auction clearance rate has been sitting below 50 per cent for 4 consecutive weeks now, and it is likely to be the case again this week as final results are collected.

### 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	50.7%	796	527	267	260	58.3%	1,215
Melbourne	49.8%	1,706	1,335	665	670	70.2%	1,983
Brisbane	34.5%	148	87	30	57	44.8%	190
Adelaide	67.9%	133	78	53	25	62.5%	147
Perth	45.5%	34	11	5	6	47.2%	47
Tasmania	n.a.	1	1	1	0	n.a.	6
Canberra	53.8%	101	78	42	36	72.6%	125
<b>Weighted Average</b>	<b>50.2%</b>	<b>2,919</b>	<b>2,117</b>	<b>1,063</b>	<b>1,054</b>	<b>64.5%</b>	<b>3,713</b>

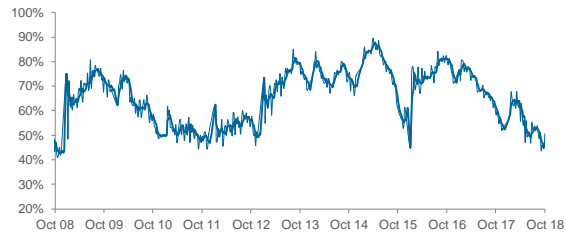
### Weekly clearance rate, combined capital cities



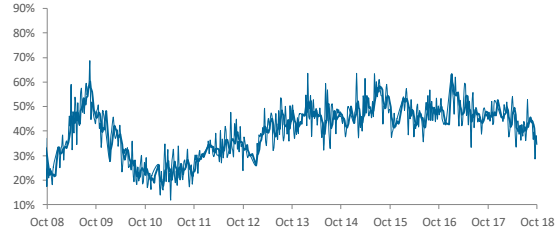
### Weekly clearance rate, Melbourne



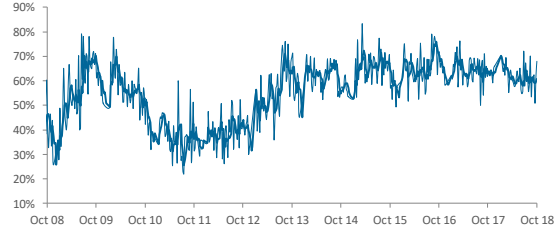
### Weekly clearance rate, Sydney



### 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	38.5%	30	13
Baulkham Hills and Hawkesbury	57.1%	26	14
Blacktown	n.a.	14	8
City and Inner South	60.6%	97	71
Eastern Suburbs	49.4%	114	77
Inner South West	42.0%	90	69
Inner West	51.3%	55	39
North Sydney and Hornsby	58.3%	128	72
Northern Beaches	64.3%	68	42
Outer South West	n.a.	6	5
Outer West and Blue Mountains	n.a.	6	4
Parramatta	40.0%	46	35
Ryde	56.3%	49	32
South West	31.3%	24	16
Sutherland	41.4%	39	29

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	53.1%	325	277
Inner East	49.2%	238	195
Inner South	49.6%	305	222
North East	51.5%	191	165
North West	57.6%	122	106
Outer East	52.1%	103	71
South East	47.4%	154	116
West	41.4%	200	140
Mornington Peninsula	35.0%	64	40

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	33.3%	37	15
Wollongong	44.4%	28	18
Gold Coast	19.5%	71	41
Sunshine Coast	20.0%	51	15
Geelong	63.8%	69	47

The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 90% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.



# CoreLogic Property Market Indicator Summary

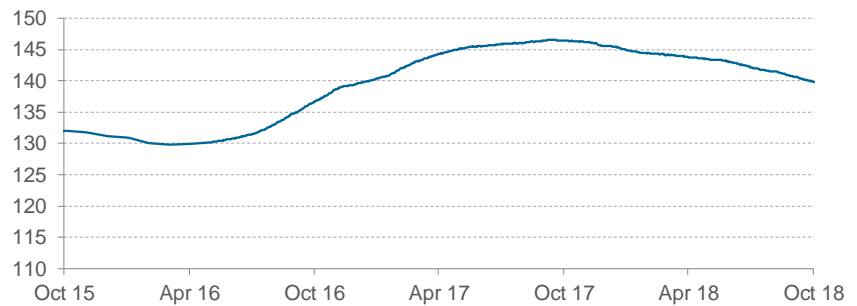
All data to week ending 28 October 2018

## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.1%	-0.6%	-4.7%	-6.3%
Melbourne	-0.2%	-0.7%	-4.9%	-4.6%
Brisbane	0.1%	0.0%	0.4%	0.5%
Adelaide	-0.1%	0.0%	0.4%	0.7%
Perth	-0.3%	-0.8%	-3.6%	-3.5%
<b>Combined 5 capitals</b>	<b>-0.1%</b>	<b>-0.6%</b>	<b>-3.9%</b>	<b>-4.5%</b>

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

## Daily home value index, 5 capital city aggregate

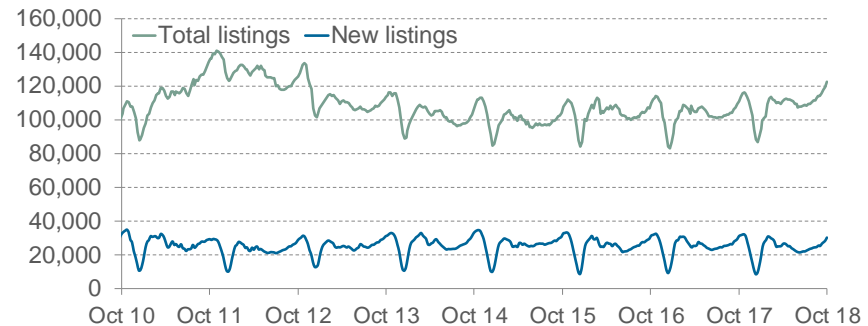


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,557	-12.3%	30,397	18.6%
Melbourne	9,887	2.7%	36,526	19.5%
Brisbane	4,593	1.4%	21,371	3.7%
Adelaide	2,334	-3.8%	8,433	-4.1%
Perth	4,225	0.0%	20,879	2.8%
Hobart	424	-0.2%	1,107	-4.3%
Darwin	173	18.5%	1,434	-9.3%
Canberra	934	-7.1%	2,407	6.4%
<b>Combined capitals</b>	<b>30,127</b>	<b>-2.8%</b>	<b>122,555</b>	<b>10.5%</b>

## Number of homes for sale, combined capital cities

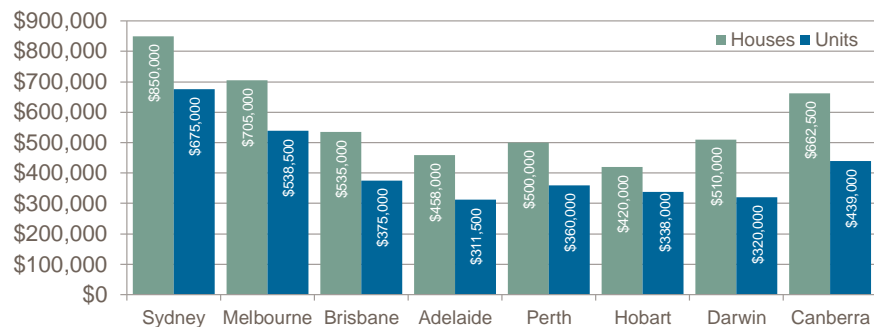


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,804	\$850,000	956	\$675,000
Melbourne	2,185	\$705,000	1,078	\$538,500
Brisbane	1,261	\$535,000	286	\$375,000
Adelaide	593	\$458,000	134	\$311,500
Perth	991	\$500,000	224	\$360,000
Hobart	151	\$420,000	37	\$338,000
Darwin	39	\$510,000	21	\$320,000
Canberra	210	\$662,500	97	\$439,000
<b>Combined Capitals</b>	<b>7,234</b>	<b>\$654,961</b>	<b>2,833</b>	<b>\$535,561</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.

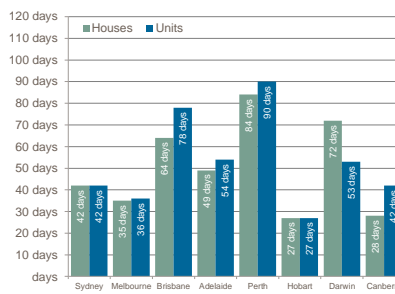
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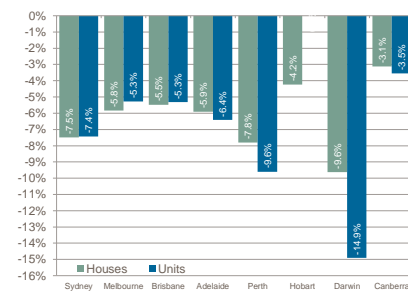
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	42 days	-7.5%	42 days	-7.4%
Melbourne	35 days	-5.8%	36 days	-5.3%
Brisbane	64 days	-5.5%	78 days	-5.3%
Adelaide	49 days	-5.9%	54 days	-6.4%
Perth	84 days	-7.8%	90 days	-9.6%
Hobart	27 days	-4.2%	27 days	n.a.
Darwin	72 days	-9.6%	53 days	-14.9%
Canberra	28 days	-3.1%	42 days	-3.5%

## Median time on market



## Average vendor discounting

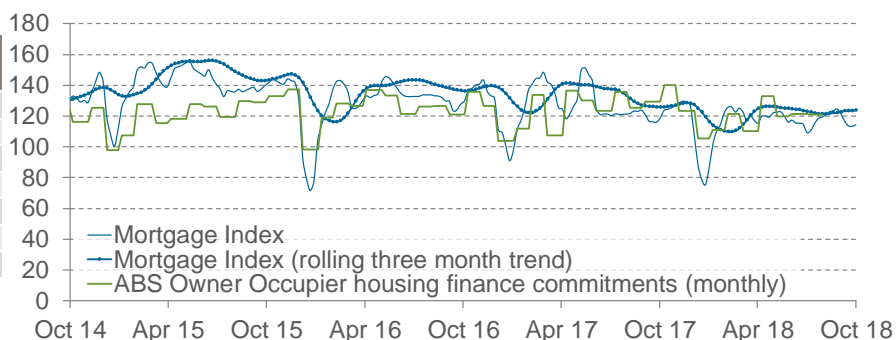


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	114.4	-5.8%	0.8%
NSW	139.4	-9.0%	1.1%
QLD	108.8	-9.1%	1.5%
SA	88.9	-1.8%	2.6%
TAS	90.6	-6.9%	-0.3%
VIC	121.3	-2.6%	-0.7%
WA	92.5	-3.0%	0.8%

## 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.

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Top two sales over the past week, states and territories

## Australian Capital Territory



**37 Doris Turner Street,  
Forde, ACT**  
5 bed, 3 bath, 2 car house  
\$1,805,000  
Luton Properties  
Gungahlin



**27 Raymond Street,  
Ainslie, ACT**  
4 bed, 3 bath, 2 car house  
\$1,770,000  
LJ Hooker  
Dickson

## New South Wales



**3a Ballast Point Road,  
Birchgrove, NSW**  
4 bed, 3 bath, 2 car house  
\$5,750,000  
Bresic Whitney Estate Agents  
Balmain



**1403/81 Macleay Street,  
Potts Point, NSW**  
3 bed, 2 bath, 2 car unit  
\$5,200,000  
Richardson & Wrench  
Elizabeth Bay/Potts Point

## Northern Territory



**15 Maximilia Court,  
Durack, NT**  
4 bed, 2 bath, 2 car house  
\$578,000  
Elders  
Palmerston



**24 Inverway Circuit,  
Farrar, NT**  
4 bed, 2 bath, 2 car house  
\$460,000  
Stockdale & Leggo  
Darwin

## Queensland



**27 Piermont Place,  
Cleveland, Qld**  
5 bed, 6 bath, 3 car house  
\$3,500,000  
Ngu Real Estate  
Toowong



**42 Clare Place,  
The Gap, Qld**  
6 bed, 3 bath, 2 car house  
\$1,865,000  
Ray White  
Alderley

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All data to week ending 28 October 2018

Top two sales over the past week, states and territories

## South Australia



**41 Sixth Avenue,  
St Peters, SA**  
4 bed, 2 bath, 1 car house  
\$1,692,000  
Toop & Toop



**52 Avenue Road,  
Cumberland Park, SA**  
5 bed, 2 bath, 2 car house  
\$1,440,000  
Fox Real Estate  
Adelaide

## Tasmania



**180 Derwent Avenue,  
Lindisfarne, Tas**  
2 bed, 1 bath, 1 car house  
\$750,800  
Petrusma Property  
Lindisfarne



**122 Glen Dhu Road,  
Molesworth, Tas**  
6 bed, 3 bath, 2 car house  
\$580,000  
Knight Frank  
Tasmania

## Victoria



**9 Ashley Grove,  
Malvern, Vic**  
4 bed, 2 bath, 2 car house  
\$7,100,000  
Marshall White  
Stonnington



**221/350 St Kilda Road,  
Melbourne, Vic**  
3 bed, 3 bath, 4 car unit  
\$6,000,000  
Kay & Burton  
South Yarra

## Western Australia



**28 Melrose Crescent,  
Menora, WA**  
4 bed, 2 bath, 2 car house  
\$2,100,000  
Edison Property Residential



**5 Newlands Grove,  
Gooseberry Hill, WA**  
5 bed, 3 bath, 2 car house  
\$965,000  
Scarp Realty  
Goosberry Hill

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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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