

CoreLogic Property Market Indicator Summary

All data to week ending 10 March 2019

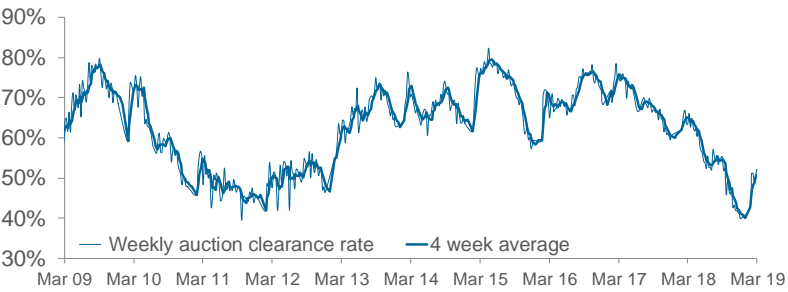
Quiet week for the capital city auction markets with only 1,196 homes auctioned

There were 1,196 auctions held across the combined capital cities this week, significantly lower than the 2,201 held last week, and the 1,764 one year ago. The fall in auction volumes this week is due to the fact that four of the eight states and territories have a public holiday on Monday. The preliminary auction clearance rate across the combined capital cities rose to 52.2 per cent this week, up from the final 50.4 per cent last week. Over the same week last year, the clearance rate was recorded at 63.3 per cent. The two largest auction markets, Melbourne and Sydney, saw their preliminary clearance rates rise, however volumes were lower week on week. Melbourne returned a 53.5 per cent preliminary auction clearance rate across 215 auctions and Sydney saw 58.2 per cent of the 702 auctions held successful. Across the smaller auction markets, the highest clearance rate was in Adelaide where 55.3 per cent of auctions cleared over the week. Looking at results by property type, units outperformed houses again this week with 55.4 per cent of units selling at auction, while 50.8 per cent of houses sold across the combined capital cities.

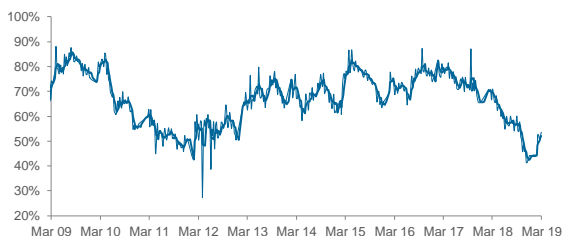
Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	58.2%	702	510	297	213	62.2%	974
Melbourne	53.5%	215	170	91	79	70.8%	453
Brisbane	31.3%	116	80	25	55	47.7%	127
Adelaide	55.3%	67	47	26	21	69.5%	94
Perth	27.3%	49	33	9	24	27.5%	47
Tasmania	n.a.	3	2	1	1	n.a.	5
Canberra	27.8%	44	36	10	26	77.6%	64
Weighted Average	52.2%	1,196	878	459	419	63.3%	1,764

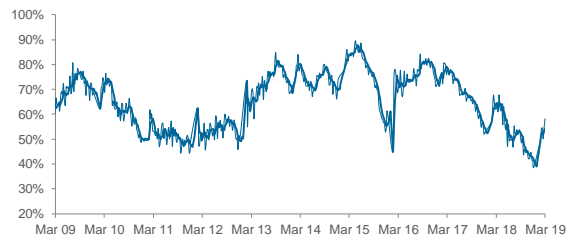
Weekly clearance rate, combined capital cities



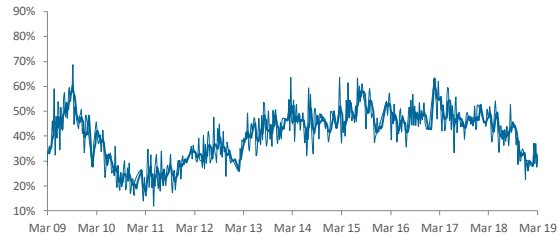
Weekly clearance rate, Melbourne



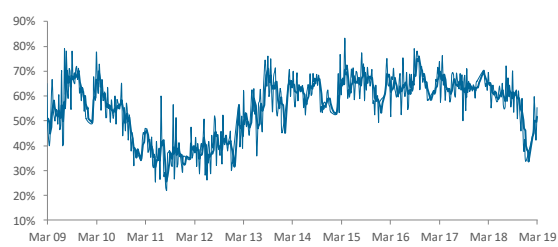
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	45.5%	21	11
Baulkham Hills and Hawkesbury	n.a.	15	9
Blacktown	n.a.	11	6
City and Inner South	55.2%	75	58
Eastern Suburbs	64.6%	98	82
Inner South West	61.1%	77	54
Inner West	69.8%	59	43
North Sydney and Hornsby	70.7%	132	92
Northern Beaches	59.0%	58	39
Outer South West	n.a.	8	5
Outer West and Blue Mountains	n.a.	4	3
Parramatta	43.9%	50	41
Ryde	62.5%	31	24
South West	20.0%	22	15
Sutherland	36.0%	35	25

Melbourne sub-regions

	Clearance rate	Total auctions	CoreLogic auction results
Inner	65.0%	25	20
Inner East	50.0%	17	14
Inner South	62.5%	21	16
North East	52.6%	23	19
North West	51.5%	36	33
Outer East	52.9%	25	17
South East	46.2%	33	26
West	41.2%	23	17
Mornington Peninsula	n.a.	10	7

Regional auction results

	Clearance rate	Total auctions	CoreLogic auction results
Hunter	35.5%	46	31
Wollongong	53.9%	36	26
Gold Coast	30.0%	33	20
Sunshine Coast	27.3%	25	11
Geelong	60.0%	14	10

— Weekly auction clearance rate — 4 week average

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.



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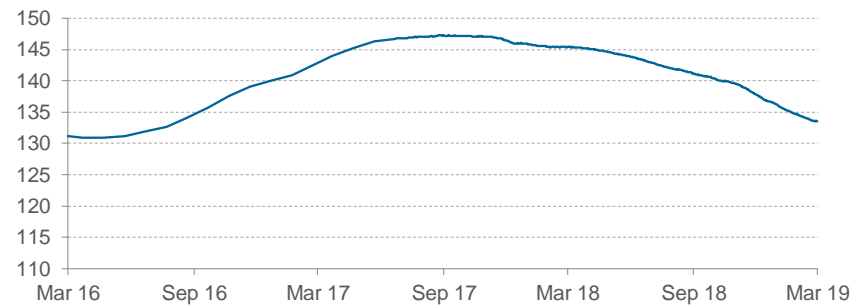
All data to week ending 10 March 2019

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.1%	-0.9%	-2.6%	-10.5%
Melbourne	-0.1%	-0.8%	-2.8%	-9.4%
Brisbane	0.1%	-0.1%	-0.5%	-0.5%
Adelaide	-0.1%	0.0%	-0.4%	0.8%
Perth	0.0%	-1.0%	-2.6%	-7.1%
Combined 5 capitals	-0.1%	-0.8%	-2.3%	-8.2%

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

Daily home value index, 5 capital city aggregate

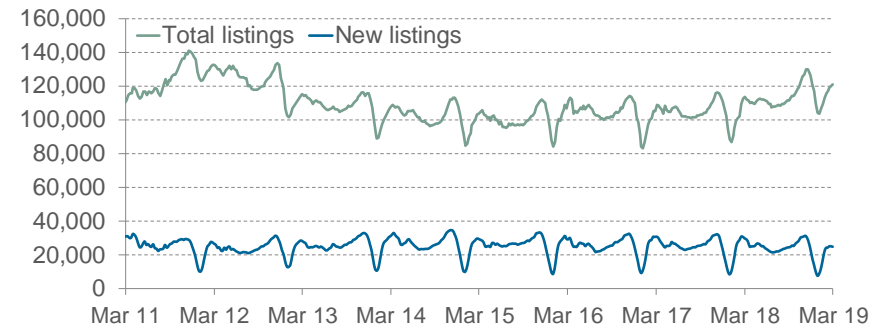


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	6,437	-22.6%	28,908	7.8%
Melbourne	7,376	-18.3%	36,041	17.3%
Brisbane	3,992	-10.6%	21,091	4.3%
Adelaide	2,123	0.2%	8,494	-1.5%
Perth	3,495	-20.8%	21,170	-3.9%
Hobart	415	-6.1%	1,300	16.9%
Darwin	173	8.8%	1,426	-4.2%
Canberra	658	-11.0%	2,491	13.2%
Combined capitals	24,669	-16.9%	120,921	6.8%

Number of homes for sale, combined capital cities

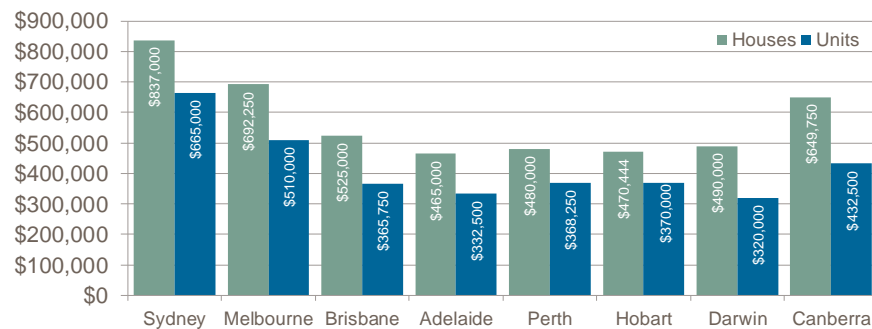


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,827	\$837,000	979	\$665,000
Melbourne	2,042	\$692,250	1,035	\$510,000
Brisbane	1,150	\$525,000	288	\$365,750
Adelaide	586	\$465,000	155	\$332,500
Perth	1,027	\$480,000	254	\$368,250
Hobart	184	\$470,444	51	\$370,000
Darwin	34	\$490,000	10	\$320,000
Canberra	246	\$649,750	139	\$432,500
Combined Capitals	7,096	\$644,734	2,911	\$519,231

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.

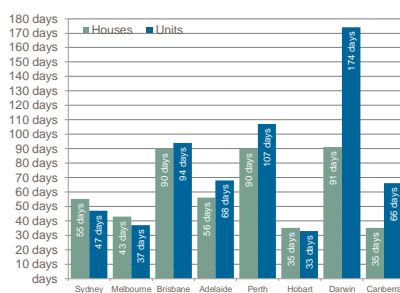
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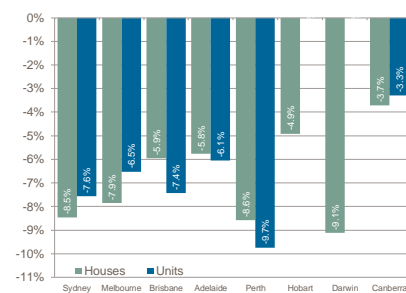
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	55 days	-8.4%	47 days	-7.6%
Melbourne	43 days	-7.8%	37 days	-6.3%
Brisbane	90 days	-6.0%	94 days	-7.0%
Adelaide	56 days	-6.3%	68 days	-7.4%
Perth	90 days	-8.4%	107 days	-10.2%
Hobart	35 days	-5.6%	33 days	n.a.
Darwin	91 days	-7.5%	174 days	n.a.
Canberra	35 days	-3.7%	66 days	-3.4%

Median time on market



Average vendor discounting

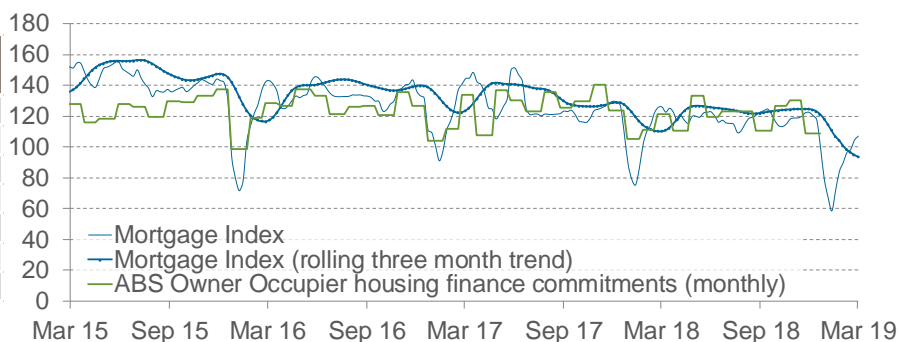


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	107.1	19.3%	-7.3%
NSW	133.0	23.3%	-7.8%
QLD	107.9	19.3%	-4.7%
SA	86.1	15.6%	-7.1%
TAS	90.7	21.5%	-2.0%
VIC	110.1	23.6%	-8.2%
WA	87.2	5.6%	-4.7%

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.

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Top two sales over the past week, states and territories

Australian Capital Territory



**23 Nicholson Crescent,
Turner, ACT**
4 bed, 1 bath, 1 car house
\$1,205,000
LJ Hooker
Belconnen



**27 Brinkley Circuit,
Palmerston, ACT**
5 bed, 2 bath, 2 car house
\$962,500
McGrath Estate Agents

New South Wales



**20 Larkin Street,
Waverton, NSW**
4 bed, 3 bath, 2 car house
\$6,150,000
Di Jones
Neutral Bay



**69 Hastings Road,
Warrabee, NSW**
6 bed, 3 bath, 2 car house
\$4,600,000
Ray White
Turramurra/Wahroonga

Northern Territory



**43 Bougainville Avenue,
East Side, NT**
4 bed, 2 bath, 2 car house
\$500,000
First National Framptons
Alice Springs



**21 Yirra Crescent,
Rosebery, NT**
4 bed, 2 bath, 2 car house
\$470,000
Elders
Palmerston/Virginia

Queensland



**14 Duke Street,
Bulimba, Qld**
6 bed, 3 bath, 3 car house
\$2,275,000
Belle Property
Bulimba



**118 Main Road,
Wellington Point, Qld**
5 bed, 4 bath, 3 car house
\$1,650,000
Freedom Property
Ormiston

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Top two sales over the past week, states and territories

South Australia



**44 Swaine Avenue,
Rose Park, SA**
4 bed, 2 bath, 2 car house
\$1,440,000
Harris Real Estate



**1 Helen Street,
Glenelg North, SA**
4 bed, 2 bath, 2 car house
\$1,200,000
Ray White
Adelaide

Tasmania



**70 White Gum Rise,
St Leonards, Tas**
3 bed, 2 bath, 2 car house
\$725,000
One Agency
Launceston



**5 Hopfields Road,
Margate, Tas**
4 bed, 2 car, 2 bath house
\$720,000
Knight Frank
Tasmania

Victoria



**8 Barkly Street,
Box Hill, Vic**
6 bed, 4 bath, 4 car house
\$3,700,000
Buxton
Box Hill



**6 Vautier Street,
Elwood, Vic**
4 bed, 1 bath, 2 car house
\$2,555,000
Chisholm & Gamon
Real Estate

Western Australia



**90 Stanley Street,
Nedlands, WA**
5 bed, 2 bath, 2 car house
\$1,860,000
Perth Lifestyle Residential



**12 The Promenade,
Burswood, WA**
4 bed, 3 bath, 2 car house
\$1,750,000
Blue Chip Real Estate
Burswood

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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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