

CoreLogic Property Market Indicator Summary

All data to week ending 17 March 2019

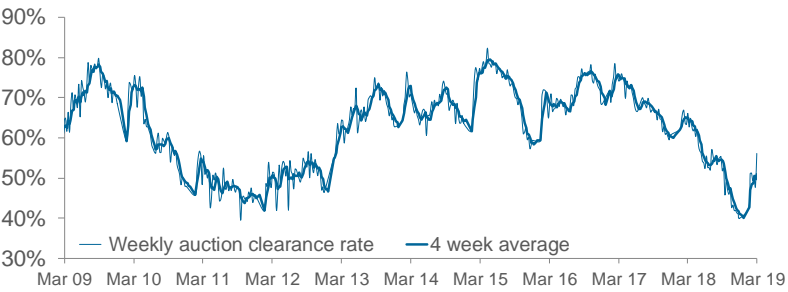
Auction activity significantly lower year-on-year with 1,894 homes taken to auction across the combined capitals

There were 1,894 homes taken to auction over the week, increasing from the previous week when 1,197 auctions were held, although significantly lower than this week last year when 3,136 auctions were held across the combined capital cities. Preliminary results show a clearance rate of 56.1 per cent this week, increasing from last week's final clearance rate of 47.8 per cent. One year ago, a clearance rate of 66.0 per cent was recorded. Melbourne was host to 943 auctions this week with preliminary results showing a clearance rate of 53.7 per cent, increasing from last week when the final clearance rate was a lower 49.2 per cent across just 216 auctions. Over the same week last year, the auction clearance rate was higher with 68.7 per cent of the 1,653 auctions returning a successful result. There were 634 auctions held in Sydney this week with preliminary results showing a 63.1 per cent clearance rate, up from 52.3 per cent across a higher volume of auctions last week (701), although as usual this will revise lower as final results are collected. Over the same week last year 1,093 homes were taken to auction across the city returning a clearance rate of 64.8 per cent. Across the smaller auction markets, Brisbane and Perth were the only places to see auction volumes fall week-on-week. Looking at results by property type, houses outperformed units this week with 56.5 per cent of houses selling at auction, while 55.0 per cent of units 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	63.1%	634	463	292	171	64.8%	1,093
Melbourne	53.7%	943	756	406	350	68.7%	1,653
Brisbane	43.3%	104	67	29	38	51.9%	137
Adelaide	54.8%	105	62	34	28	64.3%	101
Perth	45.5%	27	11	5	6	36.8%	46
Tasmania	n.a.	6	1	0	1	n.a.	6
Canberra	55.4%	75	56	31	25	67.7%	100
Weighted Average	56.1%	1,894	1,416	797	619	66.0%	3,136

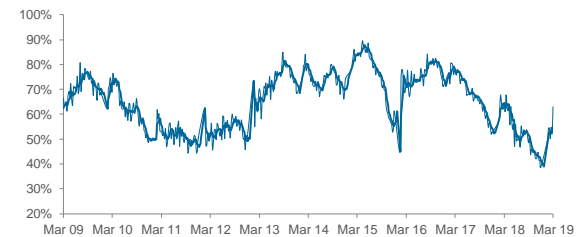
Weekly clearance rate, combined capital cities



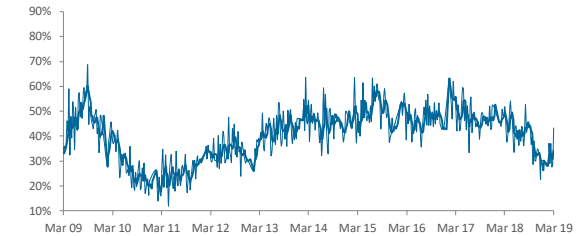
Weekly clearance rate, Melbourne



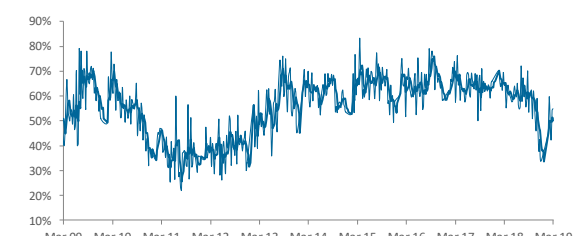
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

Sydney sub-region	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	50.0%	22	14
Baulkham Hills and Hawkesbury	n.a.	13	7
Blacktown	20.0%	10	10
City and Inner South	69.8%	72	63
Eastern Suburbs	71.1%	111	76
Inner South West	61.8%	53	34
Inner West	59.6%	58	52
North Sydney and Hornsby	69.1%	97	68
Northern Beaches	62.2%	74	45
Outer South West	n.a.	2	2
Outer West and Blue Mountains	n.a.	2	1
Parramatta	51.7%	32	29
Ryde	79.2%	31	24
South West	42.9%	29	21
Sutherland	64.3%	24	14

Melbourne sub-regions

Inner	49.7%	205	175
Inner East	69.9%	122	103
Inner South	56.1%	144	107
North East	62.2%	102	82
North West	42.7%	80	68
Outer East	48.9%	59	45
South East	50.7%	94	73
West	45.9%	110	85
Mornington Peninsula	56.3%	25	16

Regional auction results

Hunter	27.3%	23	11
Wollongong	29.2%	31	24
Gold Coast	29.3%	53	41
Sunshine Coast	n.a.	26	9
Geelong	46.2%	21	13

— 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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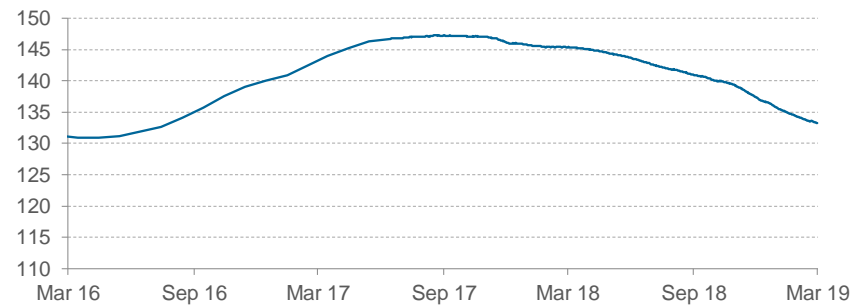
All data to week ending 17 March 2019

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.3%	-0.9%	-2.9%	-10.7%
Melbourne	-0.2%	-0.7%	-3.1%	-9.6%
Brisbane	-0.2%	-0.3%	-0.7%	-0.9%
Adelaide	-0.1%	-0.2%	-0.5%	0.7%
Perth	0.0%	-0.9%	-2.5%	-7.3%
Combined 5 capitals	-0.2%	-0.7%	-2.5%	-8.4%

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

Daily home value index, 5 capital city aggregate

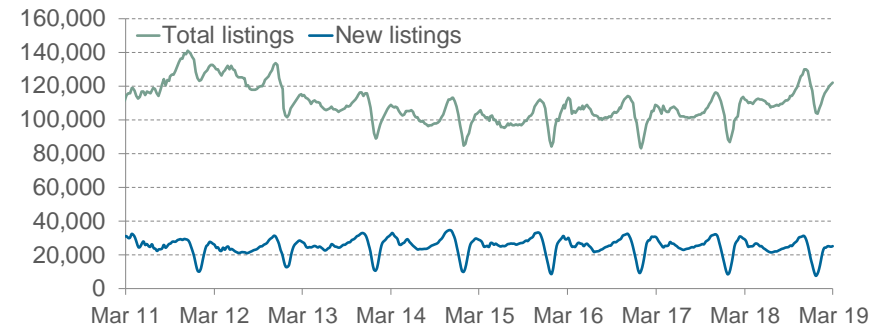


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	6,451	-20.9%	29,036	7.9%
Melbourne	7,519	-14.5%	36,258	19.6%
Brisbane	4,078	-7.6%	21,633	7.5%
Adelaide	2,069	-1.6%	8,509	2.9%
Perth	3,601	-15.9%	21,102	-1.3%
Hobart	428	-4.0%	1,309	20.5%
Darwin	157	-6.0%	1,418	-3.0%
Canberra	682	-8.3%	2,508	14.1%
Combined capitals	24,985	-14.2%	121,773	9.0%

Number of homes for sale, combined capital cities

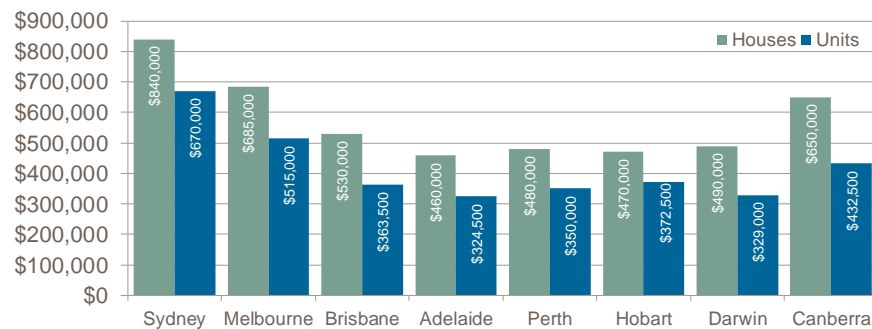


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,894	\$840,000	1,035	\$670,000
Melbourne	2,095	\$685,000	965	\$515,000
Brisbane	1,171	\$530,000	276	\$363,500
Adelaide	602	\$460,000	160	\$324,500
Perth	1,040	\$480,000	240	\$350,000
Hobart	178	\$470,000	54	\$372,500
Darwin	36	\$490,000	17	\$329,000
Canberra	239	\$650,000	140	\$432,500
Combined Capitals	7,255	\$644,994	2,887	\$524,049

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.

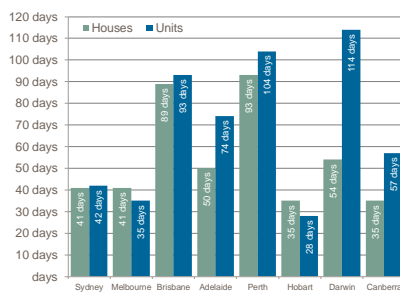
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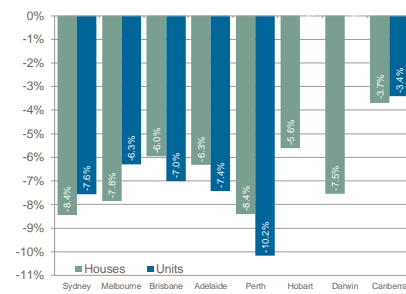
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	41 days	-8.2%	42 days	-7.7%
Melbourne	41 days	-7.7%	35 days	-6.4%
Brisbane	89 days	-6.0%	93 days	-7.3%
Adelaide	50 days	-6.6%	74 days	-7.3%
Perth	93 days	-8.5%	104 days	-10.9%
Hobart	35 days	-5.4%	28 days	n.a.
Darwin	54 days	-6.7%	114 days	-14.9%
Canberra	35 days	-3.5%	57 days	-3.2%

Median time on market



Average vendor discounting

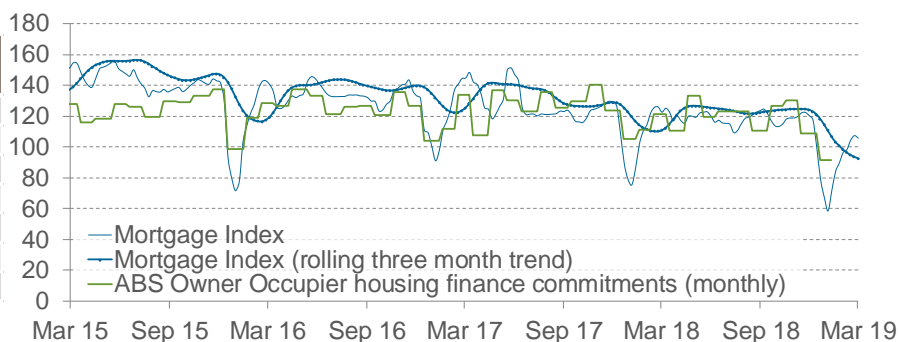


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	105.7	9.6%	-5.9%
NSW	132.1	13.2%	-6.0%
QLD	107.3	10.9%	-3.2%
SA	83.4	4.2%	-5.8%
TAS	89.5	14.3%	-1.2%
VIC	108.2	12.1%	-7.0%
WA	86.2	-0.7%	-4.2%

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.

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Top two sales over the past week, states and territories

Australian Capital Territory



**24b Bentham Street,
Yarralumla, ACT**
3 bed, 2 bath, 2 car house
\$1,820,000
Peter Blackshaw
Manuka



**7 Wargi Place,
Aranda, ACT**
6 bed, 3 bath, 2 car house
\$1,365,000
Ray White
Canberra

New South Wales



**25/50 Upper Pitt Street,
Kirribilli, NSW**
2 bed, 2 bath, 2 car unit
\$4,900,000
Di Jones
Neutral Bay



**5 Margaret Street,
Woolwich, NSW**
4 bed, 3 bath, 2 car house
\$4,300,000
Bresic Whitney Estate Agents
Hunters Hill

Northern Territory



**10 Sunningdale Court,
Marrara, NT**
3 bed, 2 bath, 2 car house
\$675,000
Elders
Darwin



**74 Rocklands Drive,
Tiwi, NT**
3 bed, 1 bath, 2 car house
\$482,000
LJ Hooker
Darwin

Queensland



**100 Longman Terrace,
Chelmer, Qld**
5 bed, 3 bath, 2 car house
\$2,500,000
Poulson Property
Graceville



**179 Flockton Street,
Everton Park, Qld**
6 bed, 4 bath, 2 car house
\$1,672,500
Place
Newmarket

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Top two sales over the past week, states and territories

South Australia



**1001/1 King William Street,
Kent Town, SA**
3 bed, 2 bath, 4 car unit
\$2,300,000
Palumbo Pty Ltd



**12 Cowan Street,
Erindale, SA**
5 bed, 2 bath, 2 car house
\$1,262,500
Toop & Toop Real Estate

Tasmania



**628 Acton Road,
Acton Park, Tas**
5 bed, 2 bath, 3 car house
\$880,000
Devine Property
Hobart



**2/178 Channel Highway,
Taroona, Tas**
3 bed, 2 car, 2 bath unit
\$830,000
Petrusma Property
Sandy Bay

Victoria



**47 Dorrington Avenue,
Glen Iris, Vic**
4 bed, 3 bath, 2 car house
\$3,025,000
RT Edgar
Toorak



**11 Sanday Street,
Glen Waverley, Vic**
5 bed, 5 bath, 2 car house
\$2,900,000
Ray White
Glen Waverley

Western Australia



**121 Gregory Street,
Wembley, WA**
4 bed, 3 bath, 2 car house
\$2,400,000
Wallace Realty
Claremont



**5 Hobbs Avenue,
Dalkeith, WA**
4 bed, 2 bath, 2 car house
\$2,220,000
TM Residential
Claremont

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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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