

# CoreLogic Property Market Indicator Summary

All data to week ending 28 April 2019

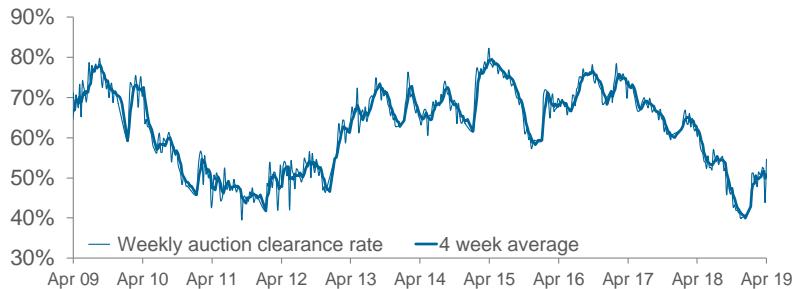
## Preliminary clearance rate and auction volumes rise coming out of the Easter period slowdown

The weighted average preliminary clearance rate rose across a higher volume of auctions this week with 1,019 homes taken to market returning a 54.6 per cent success rate. The higher activity this week comes off the back of the Easter period slowdown which saw only 394 auctions held across the capitals and a 43.9 per cent final auction clearance rate, which was the second lowest clearance rate over the year to date. Looking at results by property type, 56.8 per cent of houses sold at auction this week, which was higher than units which returned a 49.6 per cent clearance rate. Across Australia's two largest cities, there were 497 Melbourne homes taken to auction this week, increasing on the 50 homes auctioned last week, however the higher volumes saw the preliminary clearance rate drop to 55.7 per cent, after last week's 63.2 per cent final clearance rate. In Sydney, 329 auctions were held this week returning a 57.1 per cent preliminary clearance rate, improving on the 46.3 per cent final auction clearance rate last week when a lower 221 auctions were held across the city. All of the remaining auction markets saw an increase in auction activity this week with the exception of Canberra where volumes were lower. The performance however was varied, with Adelaide recording the highest success rate of 54.8 per cent, while only 20 per cent of auctions cleared in Perth.

### 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	57.1%	329	217	124	93	55.8%	829
Melbourne	55.7%	497	402	224	178	63.9%	1,334
Brisbane	49.2%	99	61	30	31	54.2%	142
Adelaide	54.8%	51	31	17	14	60.2%	133
Perth	20.0%	22	10	2	8	48.4%	39
Tasmania	n.a.	3	1	1	0	n.a.	8
Canberra	43.8%	18	16	7	9	66.7%	92
<b>Weighted Average</b>	<b>54.6%</b>	<b>1,019</b>	<b>738</b>	<b>405</b>	<b>333</b>	<b>60.3%</b>	<b>2,577</b>

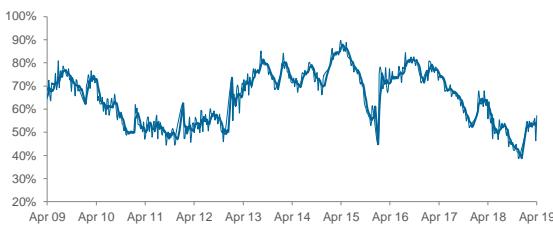
### Weekly clearance rate, combined capital cities



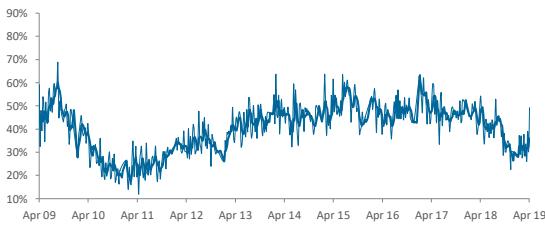
### Weekly clearance rate, Melbourne



### 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	50.0%	29	16
Baulkham Hills and Hawkesbury	n.a.	13	7
Blacktown	n.a.	7	7
City and Inner South	56.7%	46	30
Eastern Suburbs	42.9%	18	14
Inner South West	75.9%	37	29
Inner West	66.7%	23	18
North Sydney and Hornsby	56.3%	57	32
Northern Beaches	57.1%	29	21
Outer South West	n.a.	5	3
Outer West and Blue Mountains	n.a.	2	0
Parramatta	68.8%	20	16
Ryde	n.a.	11	5
South West	41.7%	19	12
Sutherland	n.a.	10	7

### Melbourne sub-regions

Inner	57.1%	61	49
Inner East	58.3%	42	36
Inner South	71.8%	50	39
North East	47.4%	65	57
North West	50.0%	52	44
Outer East	57.1%	49	35
South East	49.2%	67	59
West	62.3%	80	61
Mornington Peninsula	50.0%	31	22

### Regional auction results

Hunter	38.9%	24	18
Wollongong	36.4%	17	11
Gold Coast	50.0%	36	14
Sunshine Coast	34.4%	60	32
Geelong	57.7%	27	26

— Weekly auction clearance rate — 4 week average

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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.

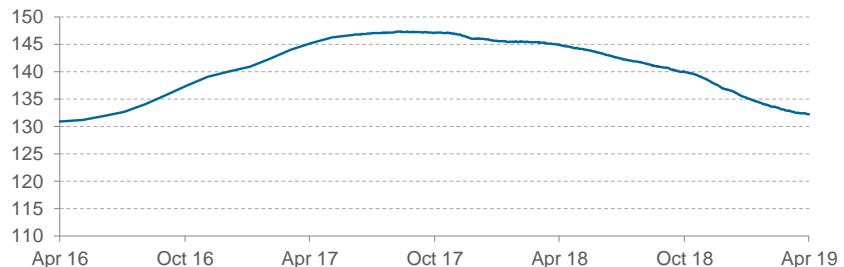
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## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.2%	-0.6%	-3.7%	-10.9%
Melbourne	-0.2%	-0.5%	-3.8%	-10.0%
Brisbane	0.0%	-0.3%	-1.4%	-1.8%
Adelaide	0.1%	-0.2%	-0.7%	0.3%
Perth	-0.1%	-0.4%	-3.3%	-8.3%
<b>Combined 5 capitals</b>	<b>-0.1%</b>	<b>-0.5%</b>	<b>-3.3%</b>	<b>-8.8%</b>

## Daily home value index, 5 capital city aggregate



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

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	4,350	-37.3%	26,794	0.7%
Melbourne	5,248	-37.7%	34,186	11.6%
Brisbane	3,131	-23.1%	20,903	6.6%
Adelaide	1,695	-18.0%	8,508	3.2%
Perth	2,793	-22.5%	20,445	-2.9%
Hobart	345	-7.0%	1,266	16.4%
Darwin	132	-14.3%	1,396	-2.6%
Canberra	516	-25.1%	2,393	20.7%
<b>Combined capitals</b>	<b>18,210</b>	<b>-30.8%</b>	<b>115,892</b>	<b>4.8%</b>

## Number of homes for sale, combined capital cities

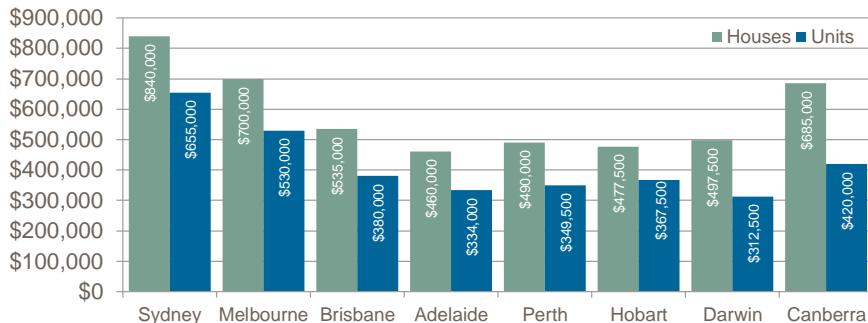


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,681	\$840,000	1,011	\$655,000
Melbourne	2,124	\$700,000	970	\$530,000
Brisbane	1,191	\$535,000	271	\$380,000
Adelaide	623	\$460,000	134	\$334,000
Perth	855	\$490,000	196	\$349,500
Hobart	156	\$477,500	42	\$367,500
Darwin	36	\$497,500	16	\$312,500
Canberra	231	\$685,000	97	\$420,000
<b>Combined Capitals</b>	<b>6,897</b>	<b>\$651,325</b>	<b>2,737</b>	<b>\$531,136</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.

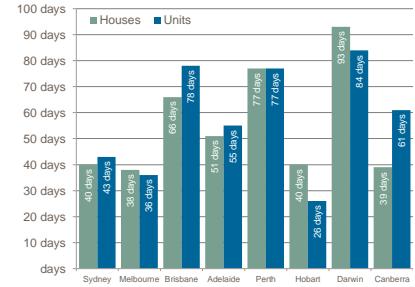
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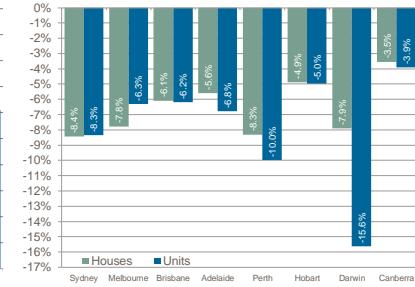
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	40 days	-8.6%	43 days	-8.1%
Melbourne	38 days	-8.0%	36 days	-6.5%
Brisbane	66 days	-5.9%	78 days	-6.6%
Adelaide	51 days	-5.3%	55 days	-5.9%
Perth	77 days	-8.0%	77 days	-11.0%
Hobart	40 days	-5.4%	26 days	-3.2%
Darwin	93 days	-8.8%	84 days	-17.0%
Canberra	39 days	-3.9%	61 days	-5.0%

## Median time on market



## Average vendor discounting

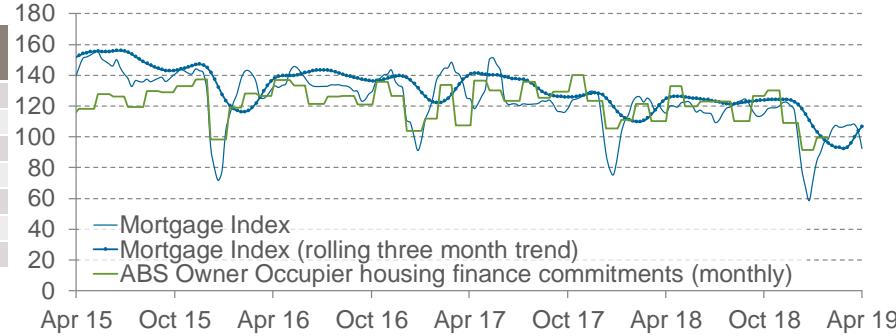


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	92.4	-14.1%	14.4%
NSW	111.3	-17.4%	16.5%
QLD	88.3	-18.5%	15.5%
SA	75.4	-8.7%	10.7%
TAS	75.1	-22.3%	14.5%
VIC	99.3	-8.4%	13.4%
WA	74.0	-17.4%	12.4%

## 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



**12 Borrowdale Street,  
Red Hill, ACT**  
4 bed, 2 bath, 2 car house  
\$1,649,000  
Luton Properties  
Manuka



**19 Novar Street,  
Yarralumla, ACT**  
3 bed, 1 bath, 1 car house  
\$1,225,000  
For Sale By Owner  
Australia

## New South Wales



**9 Hedges Avenue,  
Strathfield, NSW**  
5 bed, 4 bath, 2 car house  
\$3,500,000  
LJ Hooker  
Strathfield



**33 Boomerang Street,  
Turramurra, NSW**  
4 bed, 3 bath, 2 car house  
\$2,575,000  
Chadwick Real Estate

## Northern Territory



**443 Zimin Drive,  
Cossack, NT**  
3 bed, 2 bath, 1 car house  
\$670,000  
For Sale By Owner  
Australia



**65 Trepang Road,  
Humpty Doo, NT**  
4 bed, 2 bath, 4 car house  
\$548,000  
Elders  
Palmerston/Virginia

## Queensland



**9 Joseph Street,  
Sherwood, Qld**  
4 bed, 3 bath, 2 car house  
\$2,345,000  
Adcock Prestige  
Brisbane



**23 Wren Street,  
Ascot, Qld**  
5 bed, 3 bath, 2 car house  
\$1,715,000  
Ray White  
Albion

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Top two sales over the past week, states and territories

## South Australia



**35 Jetty Street,  
Grange, SA**  
5 bed, 2 bath, 2 car house  
\$1,085,000  
Phil McMahon Real Estate



**18 Frome Crescent,  
Mawson Lakes, SA**  
4 bed, 2 bath, 2 car house  
\$901,000  
Century 21 Golden Estates

## Tasmania



**23 Charolais Drive,  
Norwood, Tas**  
5 bed, 2 bath, 2 car house  
\$755,000  
Elders Towns Shearing  
Launceston



**104 Sunshine Road,  
Austins Ferry, Tas**  
4 bed, 2 car, 2 bath house  
\$600,000  
LJ Hooker  
Glenorchy

## Victoria



**18 Watts Parade,  
Mount Eliza, Vic**  
4 bed, 5 bath, 3 car house  
\$4,350,000  
Aqua Real Estate  
Mount Eliza



**9 Stirling Crescent,  
Glen Waverley, Vic**  
5 bed, 3 bath, 2 car house  
\$2,150,000  
Biggin & Scott  
Glen Waverley

## Western Australia



**52 Sycamore Drive,  
Duncraig, WA**  
4 bed, 2 bath, 2 car house  
\$862,500  
Horizon Realty Group  
Scarborough



**10/24 Davies Road,  
Claremont, WA**  
3 bed, 2 bath, 2 car house  
\$780,000  
Gordon Davies Real Estate  
Dalkeith

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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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