

CoreLogic Property Market Indicator Summary

All data to week ending 31 March 2019

Preliminary results show a clearance rate of 56.8 per cent across 2,155 auctions

There were 2,155 homes taken to auction across the combined capital cities this week, with preliminary results showing a 56.8 per cent success rate. This is the third consecutive week where the preliminary clearance rate has been in the 56 per cent range so it is likely that we will see revision down to the low 50's as final results are collected which is what we have seen over the last two weeks. Through March the largest auction markets have seen the clearance rate holding around the mid-to-low 50% range which is lower than the same time last year, but a substantial improvement relative to late 2018. While there has clearly been a seasonal bounce in the clearance rate, auction results are holding reasonably firm on higher volumes. The number of auctions is likely to rise further in the lead up to Easter; if we see the clearance rate continuing to hold around the mid-to-low 50% range it will be a strong sign that the fit between buyer and seller pricing expectations is becoming more balanced. Last week, 1,667 auctions were held and the final clearance rate came in at 50.9 per cent. Over the same week last year, auction volumes were significantly lower due to the Easter weekend with just 670 homes going under the hammer across the combined capital cities, although the clearance rate was a stronger 64.8 per cent. In Melbourne, a preliminary auction clearance rate of 53.4 per cent was recorded across 991 auctions this week, down from 55.1 per cent across 814 auctions over the previous week. Last week's clearance rate was the highest the city had seen since September 2018. Over the same week last year, just 152 homes were taken to auction across the city, returning a clearance rate of 65.5 per cent. Sydney was host to 789 auctions this week, with preliminary results showing a 65.9 per cent success rate, compared to 52.1 per cent across 506 auctions last week. This time last year, the clearance rate was a stronger 67.9 per cent across 394 auctions.

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	65.9%	789	505	333	172	67.9%	394
Melbourne	53.4%	991	777	415	362	65.5%	152
Brisbane	42.9%	191	98	42	56	37.8%	57
Adelaide	58.2%	103	67	39	28	55.2%	31
Perth	50.0%	21	8	4	4	85.7%	12
Tasmania	n.a.	3	1	1	0	n.a.	1
Canberra	33.3%	57	42	14	28	76.2%	23
Weighted Average	56.8%	2,155	1,498	848	650	64.8%	670

Weekly clearance rate, combined capital cities



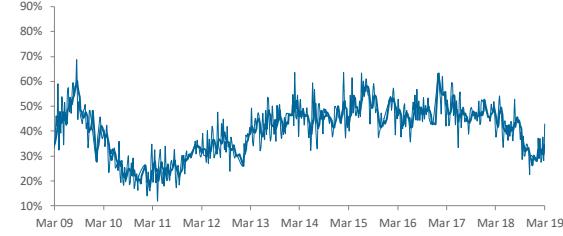
Weekly clearance rate, Melbourne



Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	40.9%	30	22
Baulkham Hills and Hawkesbury	n.a.	15	9
Blacktown	n.a.	13	9
City and Inner South	67.3%	83	55
Eastern Suburbs	76.0%	131	75
Inner South West	54.2%	83	48
Inner West	80.0%	56	45
North Sydney and Hornsby	69.7%	126	76
Northern Beaches	58.8%	73	51
Outer South West	n.a.	4	4
Outer West and Blue Mountains	n.a.	5	5
Parramatta	61.3%	41	31
Ryde	86.2%	44	29
South West	60.0%	33	15
Sutherland	53.3%	44	30

Melbourne sub-regions

Inner	58.1%	201	167
Inner East	55.5%	135	110
Inner South	52.8%	164	127
North East	55.2%	102	87
North West	51.9%	100	81
Outer East	57.1%	57	35
South East	61.3%	91	62
West	38.7%	119	93
Mornington Peninsula	35.7%	20	14

Regional auction results

Hunter	47.6%	33	21
Wollongong	36.8%	31	19
Gold Coast	33.3%	52	18
Sunshine Coast	35.7%	28	14
Geelong	42.9%	26	21

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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.1%	-0.7%	-3.2%	-10.9%
Melbourne	-0.2%	-0.6%	-3.4%	-9.8%
Brisbane	-0.1%	-0.6%	-1.1%	-1.3%
Adelaide	0.0%	-0.2%	-0.5%	0.8%
Perth	0.0%	-0.3%	-2.9%	-7.7%
Combined 5 capitals	-0.1%	-0.6%	-2.8%	-8.6%

*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	6,085	-10.0%	28,482	7.1%
Melbourne	6,941	-4.6%	35,842	19.7%
Brisbane	3,775	-2.5%	21,263	8.9%
Adelaide	2,114	8.9%	8,745	6.9%
Perth	3,522	-7.0%	21,291	0.0%
Hobart	428	0.5%	1,310	22.8%
Darwin	150	13.6%	1,416	0.6%
Canberra	666	21.1%	2,481	23.4%
Combined capitals	23,681	-4.3%	120,830	9.8%

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.

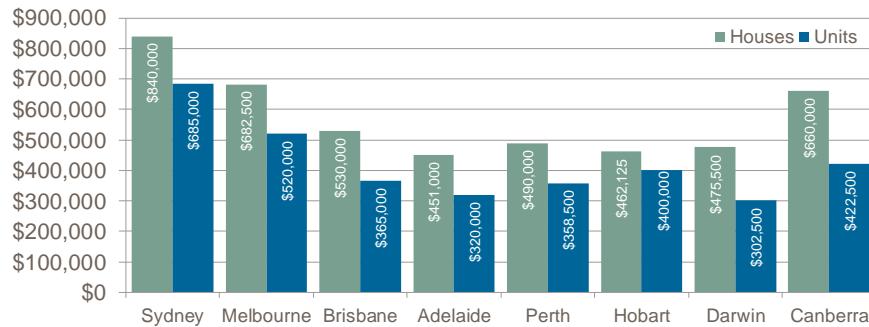
Number of homes for sale, combined capital cities



Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,939	\$840,000	1,083	\$685,000
Melbourne	2,209	\$682,500	1,038	\$520,000
Brisbane	1,257	\$530,000	298	\$365,000
Adelaide	667	\$451,000	160	\$320,000
Perth	970	\$490,000	248	\$358,500
Hobart	186	\$462,125	63	\$400,000
Darwin	40	\$475,500	22	\$302,500
Canberra	251	\$660,000	132	\$422,500
Combined Capitals	7,519	\$644,948	3,044	\$531,576

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.

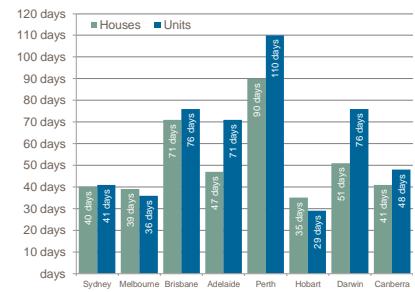
CoreLogic Property Market Indicator Summary

All data to week ending 31 March 2019

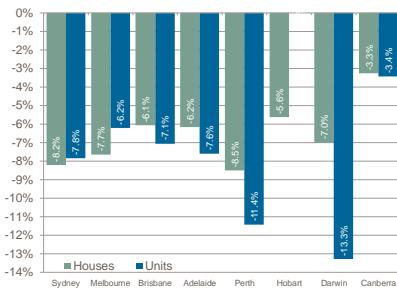
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	40 days	-8.3%	41 days	-8.1%
Melbourne	39 days	-7.6%	36 days	-6.2%
Brisbane	71 days	-6.0%	76 days	-6.4%
Adelaide	47 days	-5.9%	71 days	-7.7%
Perth	90 days	-8.6%	110 days	-11.0%
Hobart	35 days	-5.3%	29 days	n.a.
Darwin	51 days	-6.1%	76 days	-15.6%
Canberra	41 days	-3.3%	48 days	-3.3%

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	106.9	2.3%	-1.5%
NSW	134.1	3.0%	0.0%
QLD	107.6	2.2%	2.1%
SA	82.4	-3.7%	-2.4%
TAS	96.4	17.1%	2.8%
VIC	107.9	2.0%	-3.9%
WA	88.6	-0.7%	-1.1%

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



**5 Midwinter Place,
Nicholls, ACT**
5 bed, 3 bath, 2 car house
\$1,400,000
Home By Holly
Dickson



**52 Brereton Street,
Garran, ACT**
4 bed, 2 bath, 2 car house
\$1,325,000
Ray White
Canberra

New South Wales



**7 Wallis Avenue,
Strathfield, NSW**
4 bed, 3 bath, 3 car house
\$4,250,000
Georges Ellis & Co
Strathfield



**47 Meymott Street,
Randwick, NSW**
4 bed, 1 bath, 1 car house
\$3,370,000
McGrath Estate Agents

Northern Territory



**23 Hillside Gardens,
Desert Springs, NT**
3 bed, 2 bath, 1 car house
\$687,500
LJ Hooker
Alice Springs



**77 May Court,
Humpty Doo, NT**
4 bed, 2 bath, 2 car house
\$650,000
Elders
Palmerston/Virginia

Queensland



**22 Sommersea Drive,
Cleveland, Qld**
5 bed, 3 bath, 3 car house
\$2,370,000
Redlands Realty
Wellington Point



**65 Tristania Road,
Chapel Hill, Qld**
4 bed, 2 bath, 3 car house
\$2,250,000
RE/MAX Profile

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Top two sales over the past week, states and territories

South Australia



**33 Chelmsford Avenue,
Millswood, SA**
4 bed, 2 bath, 3 car house
\$1,300,000
Century 21 Central
Millswood



**30 Gilles Road,
Glen Osmond, SA**
4 bed, 2 bath, 3 car house
\$1,270,000
Smallacombe Real Estate
Mitcham/Burnside

Tasmania



**2/214 Melville Street,
West Hobart, Tas**
3 bed, 2 bath, 2 car house
\$900,000
McDevitt Property



**6 Howrah Point Court,
Howrah, Tas**
3 bed, 2 car, 2 bath house
\$860,000
Knight Frank
Tasmania

Victoria



**100 Hambleton Street,
Middle Park, Vic**
4 bed, 1 bath house
\$2,820,000
Greg Hocking Holdsworth
Albert Park



**34 Cochran Avenue,
Camberwell, Vic**
4 bed, 2 bath, 1 car house
\$2,810,000
Jellis Craig
Hawthorn

Western Australia



**32 Elliott Road,
Trigg, WA**
3 bed, 2 bath, 3 car house
\$1,700,000
Realmark Coastal
North Beach



**19 Vaucluse Avenue,
Claremont, WA**
3 bed, 1 bath, 2 car house
\$1,439,000
Mint Real Estate
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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