

CoreLogic Property Market Indicator Summary

All data to week ending 9 June 2019

Long weekend disrupts the improving trend in auction results - fewer properties were taken to auction over the long weekend, with preliminary clearance rates softening relative to last week

A quiet week for auctions with 803 homes taken to market across the combined capital cities, as most states welcomed a long weekend with the Queen's Birthday public holiday on Monday. The subdued activity returned a preliminary auction clearance rate of 51.3 per cent, falling from last week's final auction clearance rate of 58 per cent when volumes were higher (1,661). One year ago, 904 homes were taken to auction returning a final clearance rate of 53.8 per cent. The lower weighted average this week can partly be attributed to weaker results across the smaller capital cities with all returning preliminary clearance rates below 50 per cent, while Melbourne and Sydney preliminary clearance rates came in at 64.7 per cent and 62.8 per cent respectively. There were 216 homes auctioned across Melbourne this week, significantly lower than the 730 auctions held last week when 61.6 per cent sold. In Sydney, 310 auctions took place across the city, down on last week when 677 auctions were held and 61.8 per cent cleared as of final figures. As more auction results flow through, we could see the final clearance rate drifting below the 60 per cent mark across the two largest auction markets.

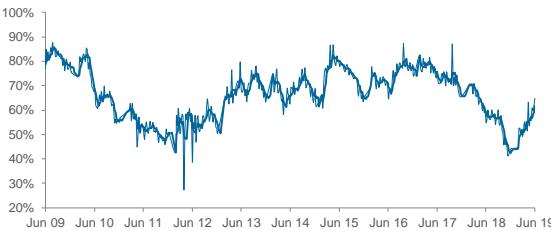
Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	62.8%	310	218	137	81	56.0%	415
Melbourne	64.7%	216	170	110	60	54.9%	275
Brisbane	22.9%	159	105	24	81	44.1%	104
Adelaide	42.9%	47	28	12	16	60.5%	44
Perth	25.0%	39	16	4	12	24.0%	32
Tasmania	n.a.	3	0	0	0	n.a.	3
Canberra	37.5%	29	24	9	15	64.0%	31
Weighted Average	51.3%	803	561	296	265	53.8%	904

Weekly clearance rate, combined capital cities



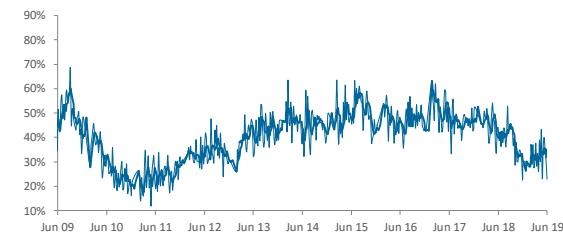
Weekly clearance rate, Melbourne



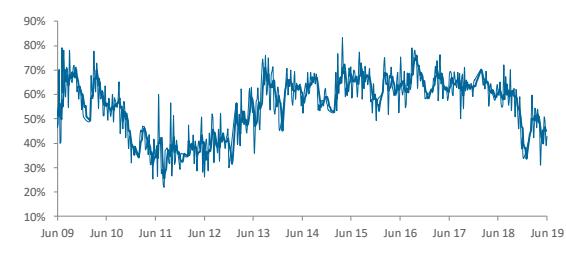
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	n.a.	14	4
Baulkham Hills and Hawkesbury	n.a.	8	4
Blacktown	n.a.	6	2
City and Inner South	81.1%	50	37
Eastern Suburbs	65.6%	37	32
Inner South West	55.6%	28	18
Inner West	56.3%	27	16
North Sydney and Hornsby	78.6%	41	28
Northern Beaches	52.9%	22	17
Outer South West	n.a.	3	2
Outer West and Blue Mountains	n.a.	5	5
Parramatta	46.2%	17	13
Ryde	81.8%	13	11
South West	27.3%	16	11
Sutherland	55.6%	21	18

Melbourne sub-regions

Inner	62.5%	29	24
Inner East	84.6%	17	13
Inner South	63.2%	26	19
North East	55.0%	26	20
North West	72.7%	24	22
Outer East	63.6%	29	22
South East	73.7%	27	19
West	52.4%	25	21
Mornington Peninsula	n.a.	12	9

Regional auction results

Hunter	28.6%	23	14
Wollongong	66.7%	32	12
Gold Coast	17.4%	38	23
Sunshine Coast	27.3%	26	11
Geelong	n.a.	12	9

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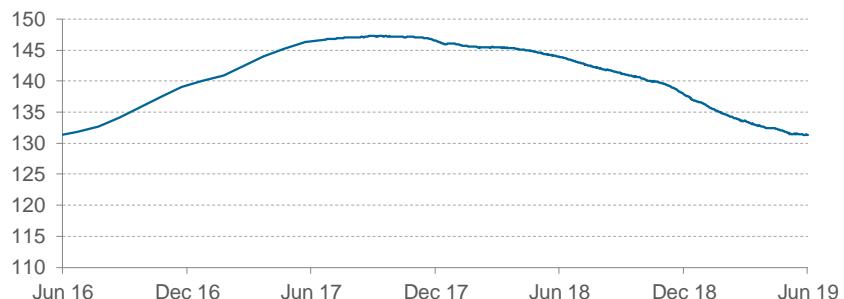
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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.0%	0.0%	-4.3%	-10.6%
Melbourne	0.0%	-0.2%	-4.3%	-9.8%
Brisbane	-0.1%	-0.5%	-2.2%	-2.5%
Adelaide	0.0%	0.2%	-0.5%	0.3%
Perth	-0.3%	-1.2%	-4.6%	-9.0%
Combined 5 capitals	0.0%	-0.2%	-3.9%	-8.7%

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

Daily home value index, 5 capital city aggregate



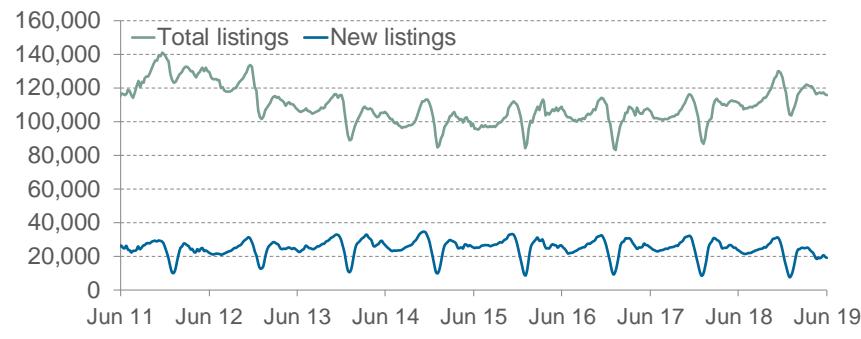
Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	4,686	-24.3%	26,341	-0.8%
Melbourne	5,103	-27.8%	33,684	10.8%
Brisbane	3,607	-8.8%	21,332	5.8%
Adelaide	1,781	3.3%	8,796	9.4%
Perth	2,773	-17.5%	20,561	-3.4%
Hobart	352	9.3%	1,246	26.2%
Darwin	153	9.3%	1,441	2.5%
Canberra	444	-8.8%	2,273	18.0%
Combined capitals	18,899	-18.7%	115,675	4.4%

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	1,915	\$820,000	1,150	\$665,000
Melbourne	2,444	\$682,250	1,099	\$535,000
Brisbane	1,178	\$546,500	252	\$399,500
Adelaide	712	\$450,000	162	\$320,000
Perth	897	\$460,000	237	\$357,500
Hobart	195	\$483,000	51	\$388,000
Darwin	41	\$510,000	25	\$312,000
Canberra	232	\$670,000	141	\$432,000
Combined Capitals	7,614	\$641,588	3,117	\$538,485

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.

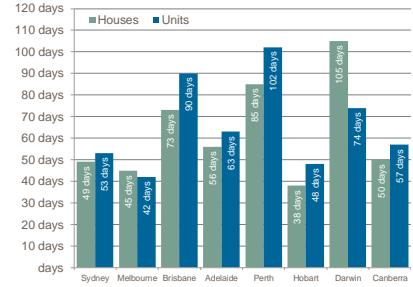
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Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	49 days	-8.1%	53 days	-7.9%
Melbourne	45 days	-7.9%	42 days	-7.0%
Brisbane	73 days	-6.2%	90 days	-5.9%
Adelaide	56 days	-6.1%	63 days	-6.8%
Perth	85 days	-8.6%	102 days	-10.3%
Hobart	38 days	-5.2%	48 days	-5.5%
Darwin	105 days	-9.5%	74 days	-11.5%
Canberra	50 days	-4.2%	57 days	-4.4%

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	111.4	24.2%	-1.6%
NSW	137.3	24.5%	-1.7%
QLD	104.7	24.3%	-4.4%
SA	86.2	23.9%	-3.5%
TAS	96.3	32.4%	-0.5%
VIC	122.0	26.1%	1.1%
WA	86.5	18.4%	-3.5%

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



**36 Musgrave Street,
Yarralumla, ACT**
5 bed, 2 bath, 2 car house
\$1,570,000
The Real Estate Shop
Mawson



**14 Bulwarra Close,
O'Malley, ACT**
5 bed, 2 bath, 3 car house
\$1,450,000
Luton Properties
Woden

New South Wales



**9 Birdwood Avenue,
Collaroy, NSW**
5 bed, 6 bath, 2 car house
\$10,000,000
Ray White Prestige
Palm Beach



**78 Hewlett Street,
Bronte, NSW**
4 bed, 2 bath, 1 car house
\$4,050,000
Phillips Pantzer Donnelley
Woollahra

Northern Territory



**47 Borella Circuit,
Jingili, NT**
4 bed, 2 bath, 2 car house
\$615,000
Real Estate Central
Darwin City



**62 Koro Road,
Herbert, NT**
4 bed, 2 bath, 2 car house
\$550,000
Real Estate Central
Darwin City

Queensland



**837 Cavendish Road,
Holland Park, Qld**
5 bed, 5 bath, 2 car house
\$1,900,000
Torres Property
Coorparoo



**135 Coutts Street,
Bulimba, Qld**
4 bed, 3 bath, 3 car house
\$1,600,000
Place
Bulimba

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Top two sales over the past week, states and territories

South Australia



**31 May Terrace,
Kensington Park, SA**
4 bed, 2 bath, 2 car house
\$2,235,000
Ouwens Casserly Real Estate



**2C McArthur Street,
Vale Park, SA**
3 bed, 2 bath, 2 car house
\$1,125,000
LJ Hooker

Tasmania



**11 Fitzroy Place,
Sandy Bay, Tas**
4 bed, 2 bath, 1 car house
\$1,240,000
Petrusma Property
Sandy Bay



**19 Tahune Crescent,
Blackmans Bay, Tas**
5 bed, 2 bath, 2 car house
\$985,000
Petrusma Property
Kingston

Victoria



**2/10 Martin Court,
Toorak, Vic**
2 bed, 2 bath, 2 car unit
\$2,700,000
Kay & Burton
Armadale



**11 Nottingham Street,
Kensington, Vic**
5 bed, 2 bath, 2 car house
\$2,165,000
Nelson Alexander
Flemington

Western Australia



**142a Victoria Street,
Dalkeith, WA**
3 bed, 3 bath, 4 car house
\$4,727,776
Mint Real Estate
Claremont



**18 Reginald Street,
Cottesloe, WA**
4 bed, 3 bath, 2 car house
\$2,700,000
Shellabears
Cottesloe

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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.

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