

# CoreLogic Property Market Indicator Summary

All data to week ending 14 July 2019

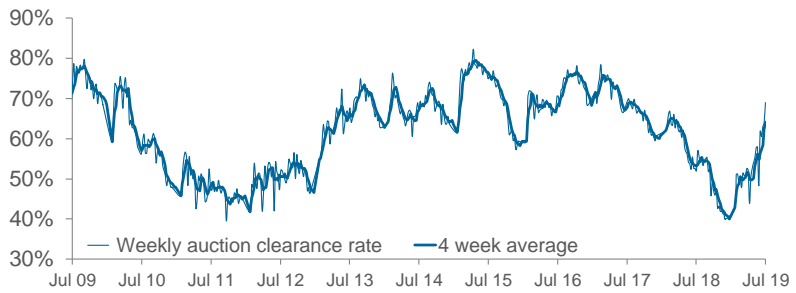
## Preliminary clearance rate of 69 per cent across the combined capital cities

There were 854 homes taken to auction across the combined capital cities this week returning a preliminary clearance rate of 69 per cent. Last week saw 953 homes taken to auction with the final clearance rate coming in at 64.0 per cent, the highest final clearance rate since April last year. The final clearance rate has held above 60 per cent for the last 4 weeks and we expect this week will be no different. Over the same week last year, auction activity was higher with 1,178 homes taken to auction returning a clearance rate of 52.0 per cent. In Melbourne, 352 auctions were held across the city returning a preliminary clearance rate of 73.6 per cent. In comparison, last week saw 388 homes taken to auction and a final clearance rate of 67.2 per cent was recorded. Melbourne's final clearance rate has held above 65 per cent for the last 3 weeks and it's looking like this week will return a similar result. Over the same week last year, a clearance rate of 56.2 per cent was recorded across 559 auctions. Sydney recorded a preliminary clearance rate of 77.2 per cent across 318 auctions. Over the previous week, 71.3 per cent of the 359 auctions were successful, the highest final clearance rate the city has seen since in over 2 years. This week's final figure may just hold above 70 per cent again as remaining results are collected. One year ago, 408 auctions were held across Sydney returning a final clearance rate of 46.9 per cent.

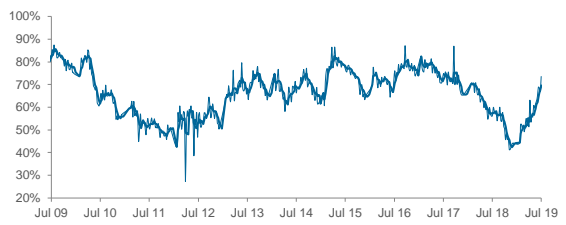
### Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	77.2%	318	232	179	53	46.9%	408
Melbourne	73.6%	352	284	209	75	56.2%	559
Brisbane	30.0%	77	60	18	42	37.9%	70
Adelaide	54.3%	58	35	19	16	55.6%	67
Perth	28.6%	12	7	2	5	43.5%	26
Tasmania	n.a.	1	1	1	0	n.a.	1
Canberra	71.4%	36	28	20	8	65.9%	47
<b>Weighted Average</b>	<b>69.0%</b>	<b>854</b>	<b>647</b>	<b>448</b>	<b>199</b>	<b>52.0%</b>	<b>1,178</b>

### Weekly clearance rate, combined capital cities



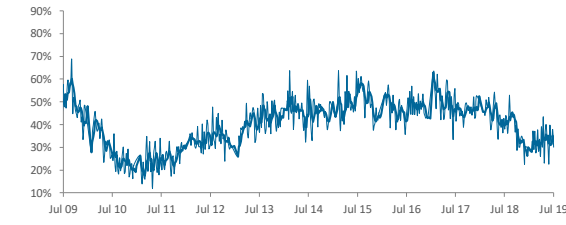
### Weekly clearance rate, Melbourne



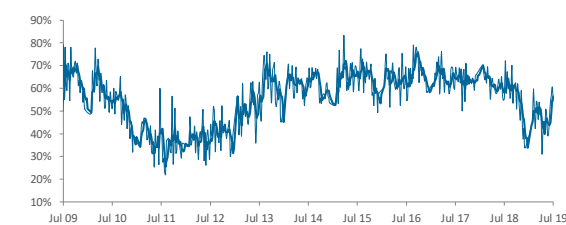
### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



### Sydney sub-regions

	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	50.0%	23	12
Baulkham Hills and Hawkesbury	40.0%	18	15
Blacktown	n.a.	8	6
City and Inner South	78.1%	39	32
Eastern Suburbs	90.0%	24	20
Inner South West	87.0%	31	23
Inner West	87.0%	31	23
North Sydney and Hornsby	84.6%	40	26
Northern Beaches	75.0%	24	16
Outer South West	n.a.	3	2
Outer West and Blue Mountains	n.a.	3	1
Parramatta	66.7%	15	12
Ryde	90.0%	27	20
South West	75.0%	14	12
Sutherland	81.8%	14	11

### Melbourne sub-regions

Inner	83.6%	70	55
Inner East	77.3%	25	22
Inner South	76.9%	40	26
North East	77.8%	40	36
North West	62.8%	50	43
Outer East	83.3%	19	18
South East	76.7%	35	30
West	61.5%	56	39
Mornington Peninsula	57.1%	16	14

### Regional auction results

Hunter	68.8%	25	16
Wollongong	n.a.	12	7
Gold Coast	26.7%	29	15
Sunshine Coast	n.a.	16	9
Geelong	n.a.	14	9

— 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.



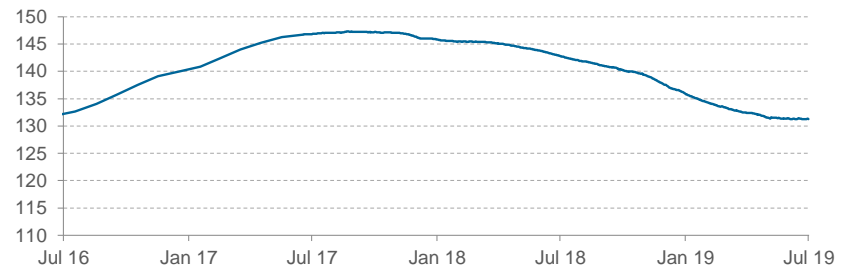
# CoreLogic Property Market Indicator Summary

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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%	0.1%	-4.3%	-9.6%
Melbourne	0.1%	0.3%	-4.0%	-8.8%
Brisbane	0.1%	-0.3%	-2.5%	-2.6%
Adelaide	-0.1%	-0.4%	-1.1%	-0.5%
Perth	-0.3%	-0.7%	-5.3%	-9.1%
<b>Combined 5 capitals</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-3.9%</b>	<b>-8.1%</b>

## Daily home value index, 5 capital city aggregate



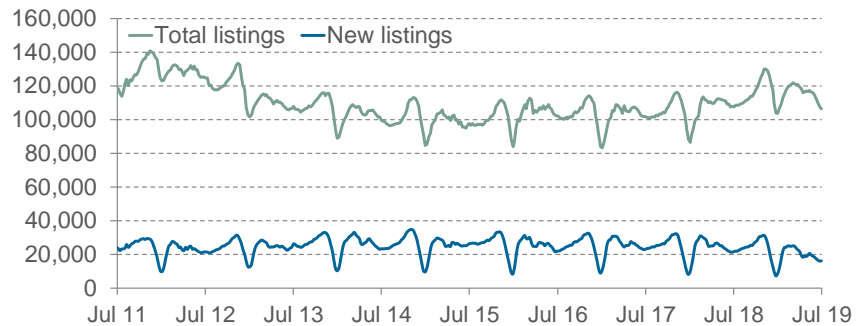
\*The monthly change is the change over the past 28 days.

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	3,714	-31.6%	23,373	-9.9%
Melbourne	4,502	-32.2%	30,403	2.8%
Brisbane	2,968	-21.5%	20,156	3.7%
Adelaide	1,558	-8.0%	8,280	5.3%
Perth	2,459	-18.2%	19,311	-5.7%
Hobart	325	-7.9%	1,193	23.8%
Darwin	141	-10.2%	1,431	0.8%
Canberra	427	-5.5%	2,097	19.8%
<b>Combined capitals</b>	<b>16,094</b>	<b>-25.2%</b>	<b>106,244</b>	<b>-1.1%</b>

## Number of homes for sale, combined capital cities

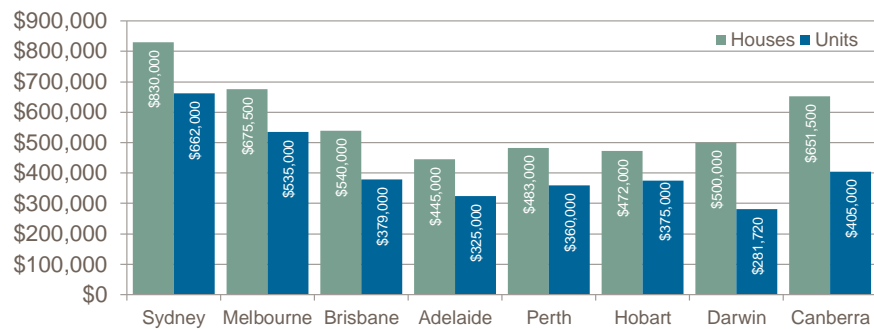


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,947	\$830,000	1,110	\$662,000
Melbourne	2,380	\$675,500	1,109	\$535,000
Brisbane	1,233	\$540,000	330	\$379,000
Adelaide	712	\$445,000	143	\$325,000
Perth	1,001	\$483,000	275	\$360,000
Hobart	169	\$472,000	44	\$375,000
Darwin	33	\$500,000	18	\$281,720
Canberra	215	\$651,500	115	\$405,000
<b>Combined Capitals</b>	<b>7,690</b>	<b>\$640,596</b>	<b>3,144</b>	<b>\$530,161</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.

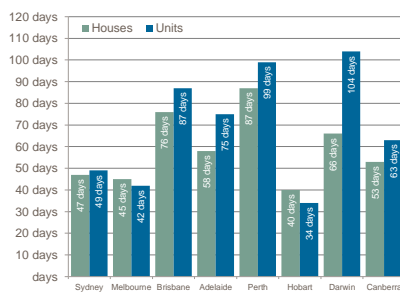
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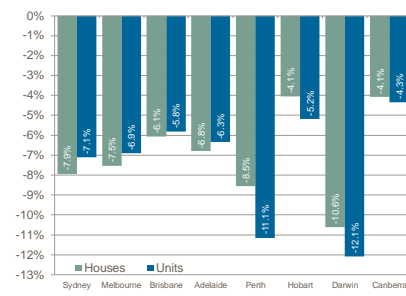
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	47 days	-7.8%	49 days	-7.3%
Melbourne	45 days	-7.5%	42 days	-6.8%
Brisbane	76 days	-6.0%	87 days	-6.6%
Adelaide	58 days	-6.7%	75 days	-7.0%
Perth	87 days	-8.5%	99 days	-11.2%
Hobart	40 days	-4.6%	34 days	-3.5%
Darwin	66 days	-9.0%	104 days	-13.6%
Canberra	53 days	-4.0%	63 days	-4.5%

## Median time on market



## Average vendor discounting

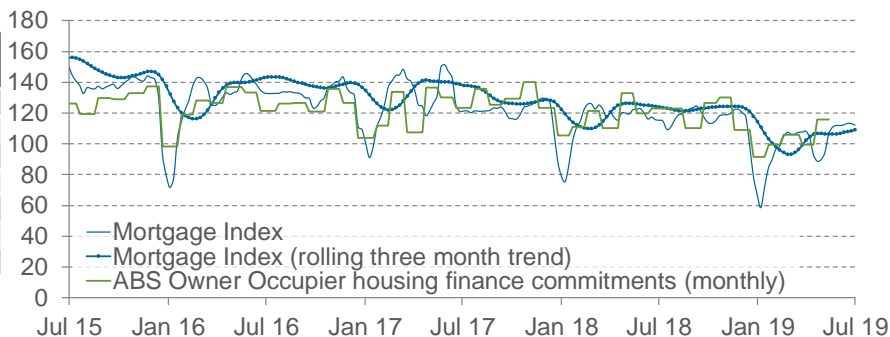


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	112.1	0.2%	2.1%
NSW	139.8	1.1%	2.1%
QLD	105.9	-0.9%	0.5%
SA	85.4	1.2%	0.8%
TAS	91.2	-5.1%	-0.7%
VIC	122.6	0.7%	4.4%
WA	83.4	-3.8%	-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



**19 Hendry Close,  
Nicholls, ACT**  
7 bed, 4 bath, 2 car house  
\$1,550,000  
Luton Properties  
Holt



**33 Elimatta Street,  
Reid, ACT**  
3 bed, 1 bath, 1 car house  
\$1,462,000  
Luton Properties  
Dickson

## New South Wales



**65a Broughton Road,  
Strathfield, NSW**  
6 bed, 6 bath, 2 car house  
\$3,250,000  
Belle Property  
Strathfield/North Strathfield



**203/42 Refinery Drive,  
Pymont, NSW**  
3 bed, 2 bath, 2 car unit  
\$2,750,000  
Morton  
Pymont

## Northern Territory



**75 Shewring Road,  
McMinns Lagoon, NT**  
4 bed, 2 bath house  
\$660,000  
Elders  
Palmerston/Virginia



**295 Power Road,  
McMinns Lagoon, NT**  
4 bed, 2 bath house  
\$585,000  
Litchfield Realty  
Humpty Doo

## Queensland



**26 Sternlight Court,  
Cleveland, Qld**  
5 bed, 3 bath, 3 car house  
\$2,450,000  
First National  
Cleveland



**34 Gillan Street,  
Norman Park, Qld**  
5 bed, 4 bath, 2 car house  
\$2,250,000  
Belle Property  
Bulimba

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Top two sales over the past week, states and territories

## South Australia



**66 Moseley Street,  
Glenelg South, SA**  
4 bed, 2 bath, 1 car house  
\$1,650,000  
McCammon Real Estate  
Glenelg



**18 Tyne Street,  
Gilberton, SA**  
3 bed, 2 bath, 1 car house  
\$1,130,000  
Klemich Real Estate

## Tasmania



**12 Pauldon Drive,  
Sandy Bay, Tas**  
4 bed, 2 bath house  
\$900,000  
Knight Frank  
Tasmania



**8 Olive Grove,  
Lenah Valley, Tas**  
4 bed, 2 bath, 2 car house  
\$766,000  
Harcourts Signature  
Rosny

## Victoria



**410 Reynolds Road,  
Research, Vic**  
5 bed, 4 bath, 3 car house  
\$2,500,000  
Barry Plant  
Eltham



**17 Maralee Place,  
Doncaster, Vic**  
5 bed, 5 bath, 4 car house  
\$2,380,000  
Jellis Craig  
Doncaster

## Western Australia



**38 Strickland Street,  
Mount Claremont, WA**  
4 bed, 3 bath, 2 car house  
\$1,650,000  
Mint Real Estate  
Claremont



**93 Rupert Street,  
Subiaco, WA**  
4 bed, 2 bath, 2 car house  
\$1,325,000  
Sale by home owner  
Australia

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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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