

# CoreLogic Property Market Indicator Summary

All data to week ending 7 July 2019

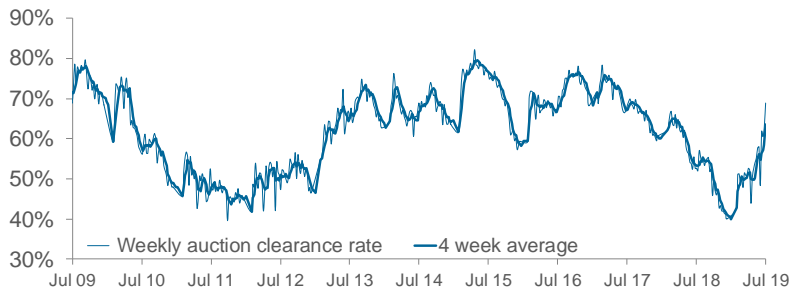
## First week of July sees combined capital city clearance rate above 60 per cent for 4<sup>th</sup> consecutive week

There were fewer homes taken to auction over the first week of July, with 945 capital city auctions held returning a preliminary auction clearance rate of 68.9 per cent; the 4th consecutive week above 60 per cent. Over the week prior, a higher 1,295 capital city homes were auctioned returning a 62.9 per cent final auction clearance rate. Auction volumes remain lower year-on-year, with 1,411 auctions held over the same week last year when a lower 52.6 per cent cleared. In Melbourne, a preliminary auction clearance rate of 70.3 per cent was recorded across 388 auctions this week, while last week there were 535 auctions returning a final clearance rate of 68.6 per cent. This time last year, 631 auctions were held across the city, returning a clearance rate of 56.1 per cent. There were 352 auctions held in Sydney this week returning a preliminary clearance rate of 78.2 per cent. In comparison, there were just 503 auctions held over the previous week returning a final clearance rate of 67.9 per cent. One year ago, 552 auctions were held across the city and the clearance rate came in at 50.1 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	78.2%	352	262	205	57	50.1%	552
Melbourne	70.3%	388	320	225	95	56.1%	631
Brisbane	40.6%	51	32	13	19	42.7%	81
Adelaide	66.7%	70	45	30	15	54.7%	59
Perth	25.0%	17	4	1	3	27.8%	26
Tasmania	n.a.	3	2	1	1	n.a.	5
Canberra	46.8%	64	47	22	25	63.0%	57
<b>Weighted Average</b>	<b>68.9%</b>	<b>945</b>	<b>712</b>	<b>497</b>	<b>215</b>	<b>52.6%</b>	<b>1,411</b>

### Weekly clearance rate, combined capital cities



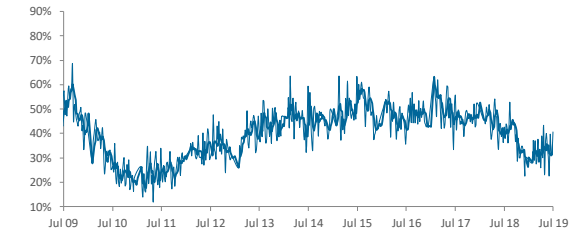
### Weekly clearance rate, Melbourne



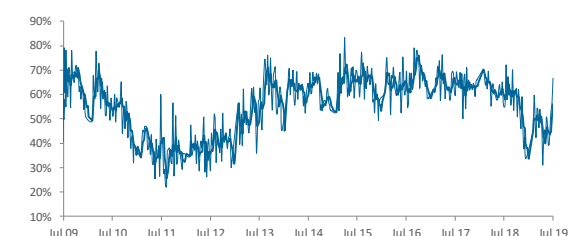
### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



— Weekly auction clearance rate — 4 week average

### Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	50.0%	16	10
Baulkham Hills and Hawkesbury	n.a.	7	6
Blacktown	n.a.	13	5
City and Inner South	87.8%	48	41
Eastern Suburbs	82.1%	36	28
Inner South West	76.0%	32	25
Inner West	81.5%	36	27
North Sydney and Hornsby	72.7%	60	44
Northern Beaches	76.2%	28	21
Outer South West	n.a.	2	2
Outer West and Blue Mountains	n.a.	4	2
Parramatta	76.5%	20	17
Ryde	85.0%	27	20
South West	n.a.	13	7
Sutherland	n.a.	9	7

### Melbourne sub-regions

Inner	74.2%	72	62
Inner East	83.3%	27	24
Inner South	78.4%	59	51
North East	71.1%	45	38
North West	65.0%	46	40
Outer East	73.7%	26	19
South East	70.6%	43	34
West	55.8%	57	43
Mornington Peninsula	n.a.	11	8

### Regional auction results

Hunter	18.2%	19	11
Wollongong	44.4%	47	27
Gold Coast	53.3%	33	15
Sunshine Coast	63.6%	27	11
Geelong	72.7%	13	11

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

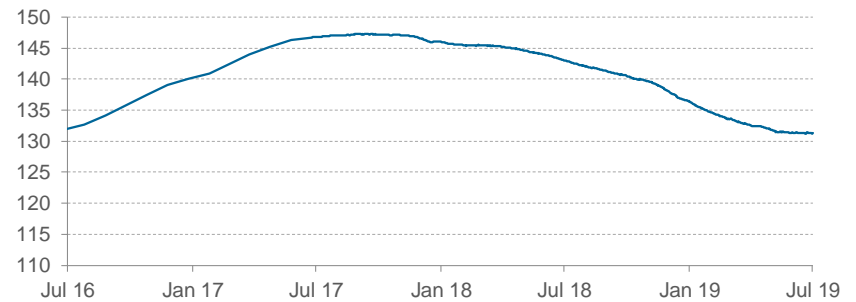
All data to week ending 7 July 2019

## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.1%	0.1%	-4.3%	-9.8%
Melbourne	-0.1%	0.2%	-4.1%	-9.1%
Brisbane	-0.2%	-0.5%	-2.7%	-2.7%
Adelaide	-0.1%	-0.6%	-1.0%	-0.3%
Perth	0.0%	-0.4%	-5.0%	-8.9%
<b>Combined 5 capitals</b>	<b>-0.1%</b>	<b>-0.1%</b>	<b>-3.9%</b>	<b>-8.2%</b>

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

## Daily home value index, 5 capital city aggregate

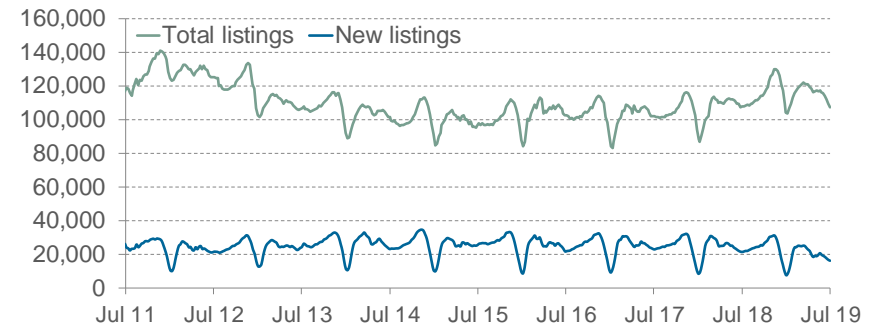


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	3,735	-31.0%	23,809	-8.4%
Melbourne	4,381	-30.8%	30,698	2.4%
Brisbane	2,981	-21.7%	20,037	4.0%
Adelaide	1,506	-9.7%	8,298	7.0%
Perth	2,473	-19.5%	19,459	-6.3%
Hobart	299	-9.4%	1,180	26.7%
Darwin	153	9.3%	1,448	3.9%
Canberra	439	-10.0%	2,144	22.1%
<b>Combined capitals</b>	<b>15,967</b>	<b>-24.8%</b>	<b>107,074</b>	<b>-0.7%</b>

## Number of homes for sale, combined capital cities

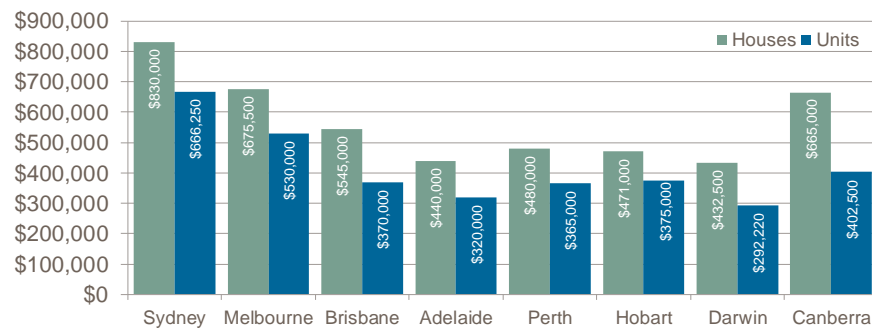


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,008	\$830,000	1,198	\$666,250
Melbourne	2,334	\$675,500	1,117	\$530,000
Brisbane	1,261	\$545,000	341	\$370,000
Adelaide	715	\$440,000	155	\$320,000
Perth	989	\$480,000	257	\$365,000
Hobart	176	\$471,000	45	\$375,000
Darwin	30	\$432,500	20	\$292,220
Canberra	218	\$665,000	104	\$402,500
<b>Combined Capitals</b>	<b>7,731</b>	<b>\$641,659</b>	<b>3,237</b>	<b>\$532,694</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.

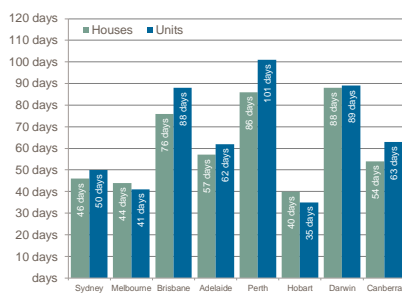
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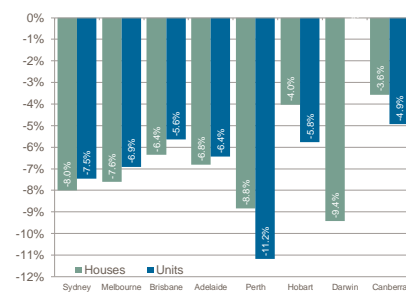
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	46 days	-7.9%	50 days	-7.1%
Melbourne	44 days	-7.5%	41 days	-6.9%
Brisbane	76 days	-6.1%	88 days	-5.8%
Adelaide	57 days	-6.8%	62 days	-6.3%
Perth	86 days	-8.5%	101 days	-11.1%
Hobart	40 days	-4.1%	35 days	-5.2%
Darwin	88 days	-10.6%	89 days	-12.1%
Canberra	54 days	-4.1%	63 days	-4.3%

## Median time on market



## Average vendor discounting

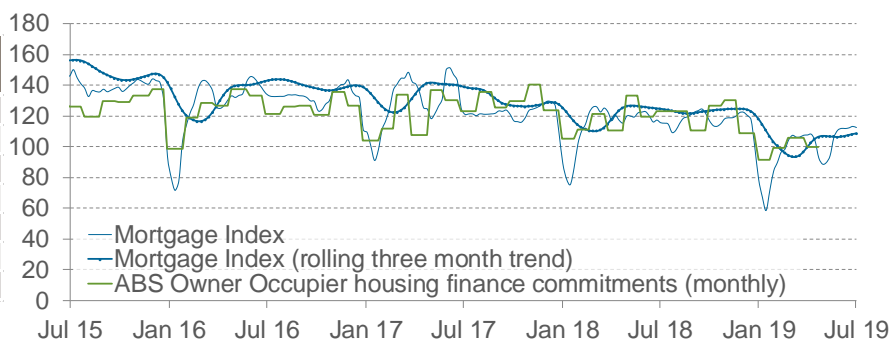


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	112.5	0.5%	2.0%
NSW	140.4	1.8%	1.8%
QLD	106.9	1.7%	-0.2%
SA	84.4	-2.8%	0.8%
TAS	93.4	-3.4%	0.0%
VIC	122.1	-0.3%	4.6%
WA	85.9	-1.5%	-0.6%

## 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.

# CoreLogic Property Market Indicator Summary

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Top two sales over the past week, states and territories

## Australian Capital Territory



**113 Oodgeroo Avenue,  
Franklin, ACT**  
5 bed, 2 bath, 2 car house  
\$1,085,000  
McGrath Estate Agents



**102 Monaro Crescent,  
Red Hill, ACT**  
4 bed, 3 bath, 2 car house  
\$1,060,000  
LJ Hooker  
Manuka

## New South Wales



**54 Edgecliffe Boulevard,  
Collaroy Plateau, NSW**  
5 bed, 5 bath, 5 car house  
\$5,350,000  
Belle Property  
Dee Why



**14/10 Lincoln Crescent,  
Woolloomooloo, NSW**  
4 bed, 2 bath, 2 car unit  
\$4,900,000  
Richardson & Wrench  
Elizabeth Bay/Potts Point

## Northern Territory



**5 Gothenburg Court,  
Stuart Park, NT**  
5 bed, 4 bath house  
\$825,000  
First National O'Donoghues  
Darwin



**35 Myrtlewood Crescent,  
Zuccoli, NT**  
3 bed, 2 bath, 2 car house  
\$455,000  
Stockdale & Leggo  
Darwin

## Queensland



**58 Retreat Street,  
Bridgeman Downs, Qld**  
5 bed, 4 bath, 4 car house  
\$4,117,500  
Place  
Bulimba



**117 Adelaide Street East,  
Clayfield, Qld**  
6 bed, 2 bath, 2 car house  
\$2,800,000  
Ray White  
New Farm



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Top two sales over the past week, states and territories

## South Australia



**309/61 Brougham Place,  
North Adelaide, SA**  
3 bed, 2 bath, 2 car unit  
\$1,825,000  
Martin Real Estate



**17 Collins Street,  
Collinswood, SA**  
3 bed, 2 bath, 2 car house  
\$1,100,000  
Elders  
Grange

## Tasmania



**9 Esplanade,  
Seven Mile Beach, Tas**  
4 bed, 2 bath, 2 car house  
\$1,025,000  
Charlotte Peterswald  
Battery Point



**5a/117 Collins Street,  
Hobart, Tas**  
3 bed, 2 bath, 2 car unit  
\$1,002,000  
Petrusma Property  
Sandy Bay

## Victoria



**117a Roslyn Street,  
Brighton, Vic**  
4 bed, 3 bath, 2 car unit  
\$2,500,000  
Marshall White  
Brighton



**69 Ruskin Street,  
Elwood, Vic**  
3 bed, 2 bath, 2 car house  
\$1,940,000  
Hocking Stuart  
St Kilda

## Western Australia



**6/44 Ranelagh Crescent,  
South Perth, WA**  
4 bed, 2 bath, 2 car unit  
\$1,860,000  
Young and Company  
Applecross



**1 Merley Crescent,  
City Beach, WA**  
4 bed, 2 bath, 2 car house  
\$1,720,000  
Ray White  
Dalkeith/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](http://www.corelogic.com.au)

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