

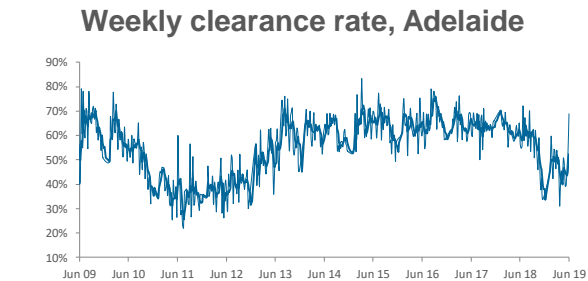
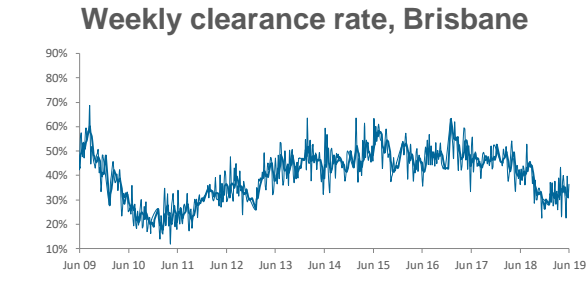
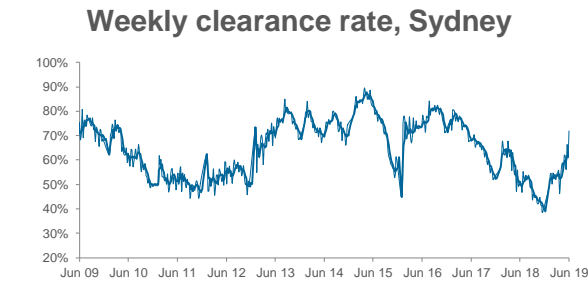
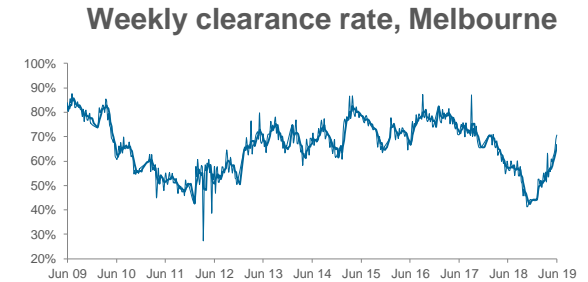
# CoreLogic Property Market Indicator Summary

All data to week ending 30 June 2019

## Over 60 per cent of capital city homes sell at auction for the 3<sup>rd</sup> consecutive week

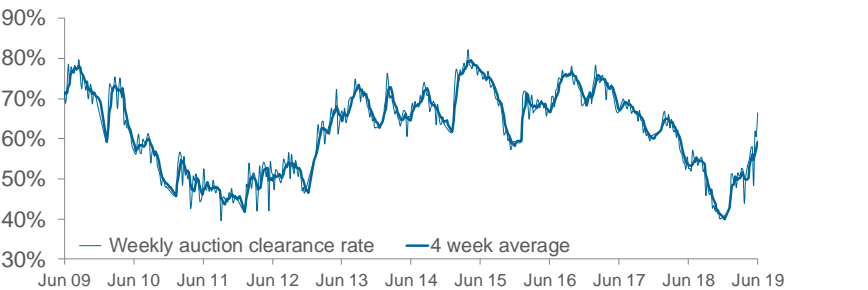
There were 1,292 capital city homes taken to auction over the final week of June, returning a preliminary auction clearance rate above 60 per cent for the third consecutive week (66.5 per cent). Last week, a higher 1,484 homes were auctioned with 60.5 per cent reporting a successful result at final figures. The higher auction results align with the trend in housing values, where the rate of decline has been consistently improving through 2019, largely driven by improved conditions across Sydney and Melbourne. If we see auction clearance rates holding above the 60 per cent mark consistently, it's a firm sign that buyer and seller price expectations are more balanced and housing prices are finding a new floor. Both Melbourne and Sydney returned a preliminary auction clearance rate above 70 per cent this week, however this will likely revise lower as final results are collected and fall in the high 60 per cent range. Melbourne returned a 70.6 per cent preliminary auction clearance rate this week, increasing on the 68.9 per cent final clearance rate last week. Although volumes were lower week-on-week, with 536 homes auctioned down on the 635 auctions held the previous week. Volumes were down week-on-week across Sydney, with 503 auctions held across the city down on the 558 auctions held over the week prior. Sydney returned a preliminary auction clearance rate of 72 per cent this week; a substantial increase on last week's final clearance rate (60.9 per cent), making it the best performing auction market according to preliminary results

Capital city auction statistics (preliminary)						
City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	
Sydney	72.0%	503	354	255	99	
Melbourne	70.6%	536	442	312	130	
Brisbane	36.4%	123	77	28	49	
Adelaide	68.9%	73	45	31	14	
Perth	33.3%	27	18	6	12	
Tasmania	n.a.	2	2	2	0	
Canberra	44.4%	28	18	8	10	
Weighted Average	66.5%	1,292	956	642	314	
						Clearance rate (last year) Total auctions (last year)
						49.7% 634
						57.2% 791
						36.3% 95
						56.5% 69
						25.0% 35
						n.a. 2
						64.7% 45
						52.6% 1,671



Weekly auction clearance rate 4 week average

## Weekly clearance rate, combined capital cities



Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	n.a.	30	9
Baulkham Hills and Hawkesbury	83.3%	20	12
Blacktown	n.a.	8	6
City and Inner South	81.0%	53	42
Eastern Suburbs	77.1%	49	35
Inner South West	66.7%	46	27
Inner West	78.4%	44	37
North Sydney and Hornsby	70.0%	89	70
Northern Beaches	80.0%	47	30
Outer South West	n.a.	4	3
Outer West and Blue Mountains	n.a.	9	5
Parramatta	65.2%	29	23
Ryde	81.0%	31	21
South West	55.0%	24	20
Sutherland	83.3%	18	12

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	75.0%	98	84
Inner East	80.8%	59	52
Inner South	66.1%	75	56
North East	68.2%	75	66
North West	68.3%	47	41
Outer East	80.8%	33	26
South East	72.5%	52	40
West	63.3%	76	60
Mornington Peninsula	62.5%	20	16

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	64.0%	32	25
Wollongong	n.a.	19	9
Gold Coast	13.8%	59	29
Sunshine Coast	54.6%	23	11
Geelong	n.a.	13	9

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

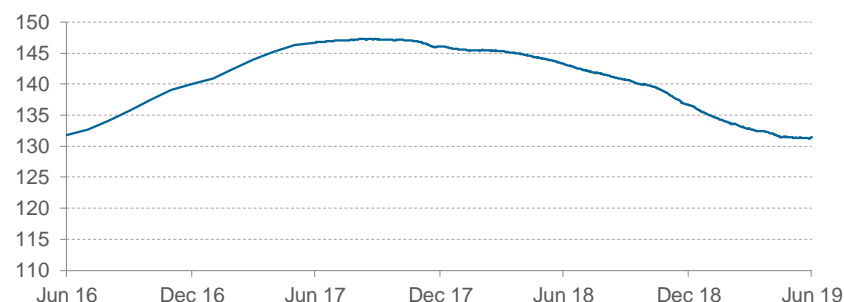
All data to week ending 30 June 2019

## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.0%	0.2%	-4.2%	-9.9%
Melbourne	0.2%	0.3%	-4.0%	-9.2%
Brisbane	-0.2%	-0.5%	-2.5%	-2.6%
Adelaide	0.0%	-0.5%	-1.0%	-0.3%
Perth	-0.1%	-0.7%	-4.9%	-9.1%
<b>Combined 5 capitals</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-3.8%</b>	<b>-8.3%</b>

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

## Daily home value index, 5 capital city aggregate

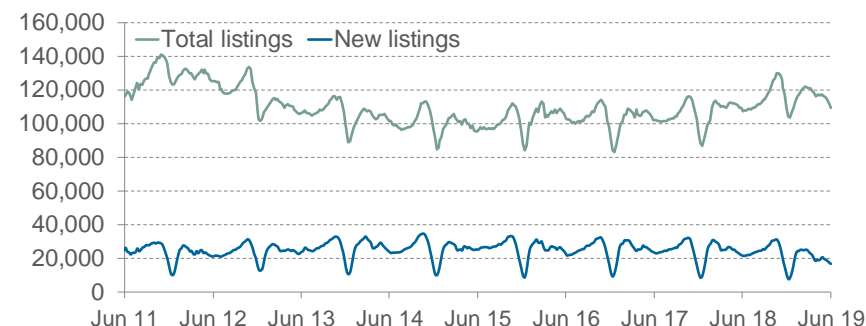


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	3,866	-29.5%	24,253	-6.4%
Melbourne	4,392	-31.9%	31,101	5.8%
Brisbane	3,275	-12.4%	20,885	6.1%
Adelaide	1,585	-6.0%	8,441	9.0%
Perth	2,475	-19.0%	19,694	-4.0%
Hobart	301	-4.1%	1,182	27.4%
Darwin	150	-1.3%	1,442	2.1%
Canberra	424	-13.5%	2,155	21.3%
<b>Combined capitals</b>	<b>16,468</b>	<b>-22.9%</b>	<b>109,154</b>	<b>1.7%</b>

## Number of homes for sale, combined capital cities

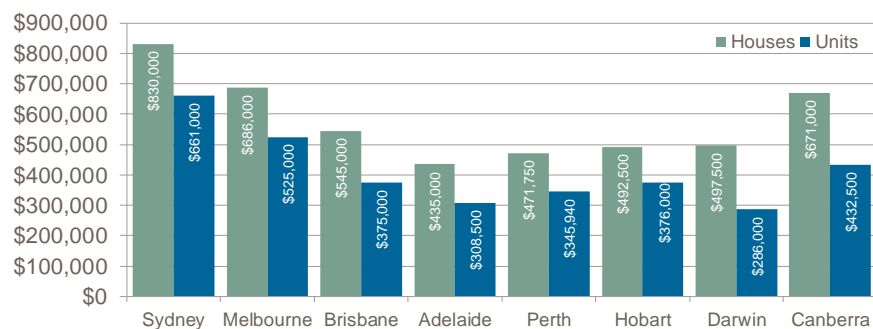


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,961	\$830,000	1,198	\$661,000
Melbourne	2,402	\$686,000	1,121	\$525,000
Brisbane	1,211	\$545,000	315	\$375,000
Adelaide	700	\$435,000	173	\$308,500
Perth	1,022	\$471,750	243	\$345,940
Hobart	174	\$492,500	47	\$376,000
Darwin	38	\$497,500	16	\$286,000
Canberra	164	\$671,000	86	\$432,500
<b>Combined Capitals</b>	<b>7,672</b>	<b>\$643,466</b>	<b>3,199</b>	<b>\$529,980</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.

# CoreLogic Property Market Indicator Summary

All data to week ending 30 June 2019

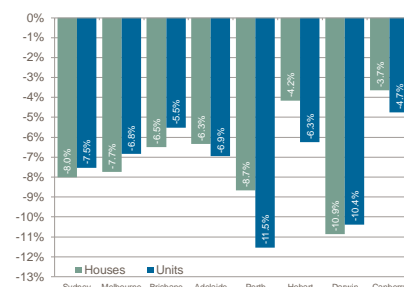
## Capital city median time on market and average vendor discounting results

HOUSES			UNITS	
Capital city	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	45 days	-8.0%	51 days	-7.5%
Melbourne	43 days	-7.6%	43 days	-6.9%
Brisbane	76 days	-6.4%	87 days	-5.6%
Adelaide	58 days	-6.8%	68 days	-6.4%
Perth	87 days	-8.8%	97 days	-11.2%
Hobart	35 days	-4.0%	46 days	-5.8%
Darwin	87 days	-9.4%	76 days	n.a.
Canberra	54 days	-3.6%	57 days	-4.9%

## Median time on market



## Average vendor discounting

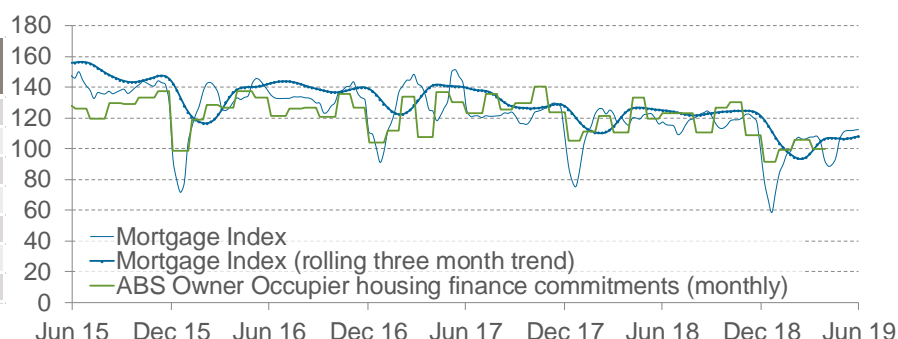


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	1.7%	1.7%
NSW	140.9	3.5%	1.3%
QLD	106.8	5.0%	-0.9%
SA	83.7	-1.7%	0.4%
TAS	89.7	-4.4%	0.9%
VIC	122.5	0.5%	4.4%
WA	85.6	-3.7%	-0.2%

## 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

All data to week ending 30 June 2019

Top two sales over the past week, states and territories

## Australian Capital Territory



**15/51 Musgrave Street,  
Yarralumla, ACT**  
3 bed, 2 bath, 2 car unit  
\$1,130,000  
Maloney's The Estate Agent  
Kingston



**72 Monaro Crescent,  
Red Hill, ACT**  
4 bed, 2 bath house  
\$1,000,000  
Luton Properties  
Manuka

## New South Wales



**8/12 Billyard Avenue,  
Elizabeth Bay, NSW**  
2 bed, 2 bath, 2 car unit  
\$3,815,000  
Ray White  
Elizabeth Bay



**58 Myrtle Street,  
Stanmore, NSW**  
4 bed, 3 bath, 2 car house  
\$2,800,000  
Belle Property  
Annandale

## Northern Territory



**14 Richards Crescent,  
Rosebery, NT**  
3 bed, 2 bath, 2 car house  
\$425,000  
iProperty NT  
Darwin



**92/5 Michie Court,  
Bayview, NT**  
3 bed, 2 bath, 1 car unit  
\$330,000  
Place Projects Residential  
East Brisbane

## Queensland



**4 Wildfire Court,  
Newport, Qld**  
4 bed, 2 bath, 3 car house  
\$2,000,000  
One Agency  
Redcliffe/North Lakes



**54 Meiers Road,  
Indooroopilly, Qld**  
5 bed, 3 bath, 2 car house  
\$1,837,500  
McGrath Estate Agents



# CoreLogic Property Market Indicator Summary

All data to week ending 30 June 2019

Top two sales over the past week, states and territories

## South Australia



**19 Malvern Avenue,  
Malvern, SA**  
4 bed, 2 bath, 2 car house  
\$1,275,000  
Harcourts VennMillar



**65 Gladstone Road,  
Mile End, SA**  
3 bed, 1 bath, 1 car house  
\$923,000  
Bayly Real Estate  
Kent Town

## Tasmania



**31 Aotea Road,  
Sandy Bay, Tas**  
4 bed, 2 bath, 2 car house  
\$1,425,000  
Knight Frank  
Tasmania



**83 Hillcrest Road,  
Tolmans Hill, Tas**  
4 bed, 3 bath, 2 car house  
\$900,000  
Nest Property  
Hobart

## Victoria



**13 Kitchener Street,  
Deepdene, Vic**  
4 bed, 2 bath, 2 car house  
\$2,836,000  
Noel Jones  
Balwyn



**8 Luena Road,  
Balwyn North, Vic**  
4 bed, 2 bath, 2 car house  
\$2,069,000  
The Agency  
Hawthorn

## Western Australia



**27 View Road,  
Mount Pleasant, WA**  
4 bed, 2 bath, 2 car house  
\$2,025,000  
Yard Property  
East Fremantle



**25 Beach Street,  
Bicton, WA**  
4 bed, 3 bath, 2 car house  
\$1,530,000  
Yard Property  
East Fremantle

# CoreLogic Property Market Indicator Summary

*All data to week ending 30 June 2019*

## 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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