

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 3rd consecutive week

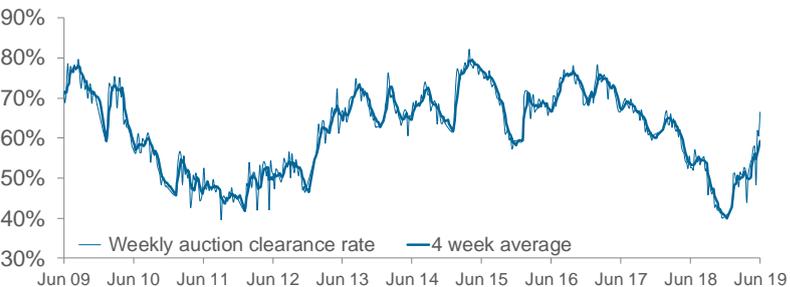
There were 1,292 capital city homes taken to auction over the final week of June, returning a preliminary auction clearance rate above 60 per cent for the third consecutive week (66.5 per cent). Last week, a higher 1,484 homes were auctioned with 60.5 per cent reporting a successful result at final figures. 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

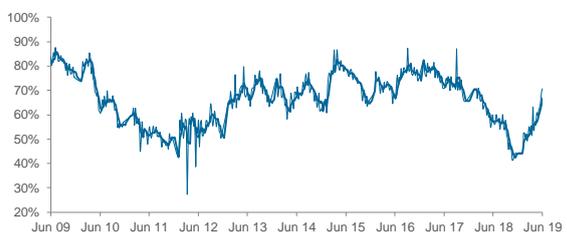
Capital city auction statistics (preliminary)

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

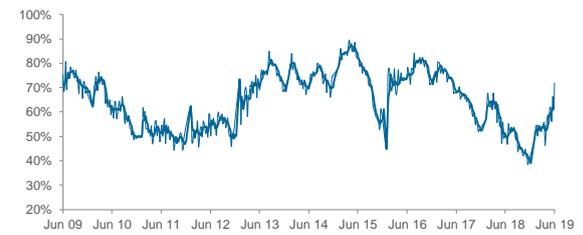
Weekly clearance rate, combined capital cities



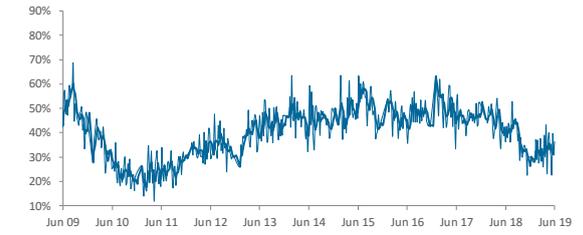
Weekly clearance rate, Melbourne



Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



— Weekly auction clearance rate — 4 week average

Sydney sub-regions	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.



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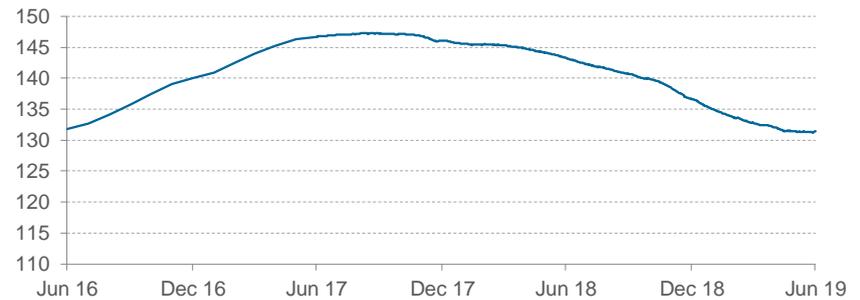
All data to week ending 30 June 2019

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%
Combined 5 capitals	0.0%	0.0%	-3.8%	-8.3%

*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%
Combined capitals	16,468	-22.9%	109,154	1.7%

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
Combined Capitals	7,672	\$643,466	3,199	\$529,980

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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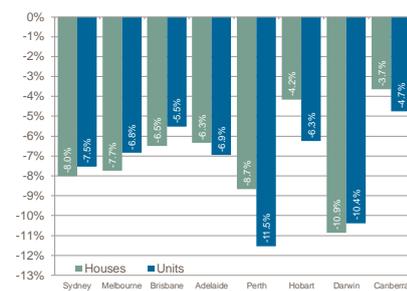
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	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.

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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

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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,
Bickton, WA**
4 bed, 3 bath, 2 car house
\$1,530,000
Yard Property
East Fremantle

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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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