CoreLogic Property Market Indicator Summary

*All data to week ending 11 August 2019*

Preliminary clearance rate improves as auction volumes remain steady

There were 1,107 capital city homes taken to auction this week, virtually unchanged from last week when final results saw 1,108 auctions held. The steady week-on-week activity returned a preliminary auction clearance rate just above 70 per cent (70.4 per cent), coming in higher than last week's Sunday preliminary figure of 68.3 per cent, which later revised down to 66.4 per cent at final figures. The strengthening weighted average results of late can be mostly attributed to Melbourne and Sydney, where both cities have consistently reported clearances rates above 70 per cent over the past few weeks, with Sydney's preliminary figure this week ticking over the 80 per cent mark. As the remaining results continue to come through we expect preliminary figures will revise lower as we usually see at final collection on Wednesday, however the consistent trend where final clearance rates hold above the 70 per cent mark imply the market is responding to the stimulus of lower mortgage rates, improved sentiment following the federal election and lower serviceability tests for borrowers, as well as low advertised stock levels. Melbourne returned a preliminary auction clearance rate of 73.2 per cent, rising on last week's final clearance rate of 70.9 per cent as volumes remained steady across the city (500 auctions).There were 365 homes auctioned across Sydney this week, lower than the 386 auctions held last week. The lower volumes returned a preliminary auction clearance rate of 81.2 per cent increasing on the 72 per cent final clearance last week.

Capital city auction statistics (preliminary)

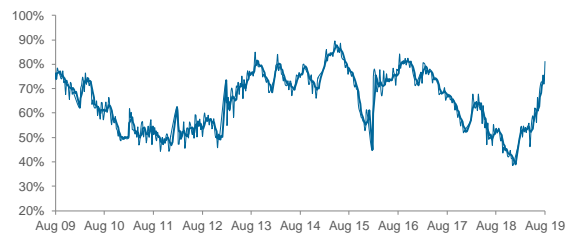| City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	81.2%	365	277	225	52	53.8%	458
Melbourne	73.2%	501	411	301	110	58.0%	721
Brisbane	39.6%	88	53	21	32	41.0%	88
Adelaide	58.6%	55	29	17	12	59.7%	67
Perth	23.5%	38	17	4	13	29.2%	29
Tasmania	n.a.	4	1	1	0	n.a.	3
Canberra	63.8%	56	47	30	17	56.3%	36
Weighted Average	**70.4%**	**1,107**	**835**	**599**	**236**	**54.9%**	**1,402**

Weekly clearance rate, combined capital cities
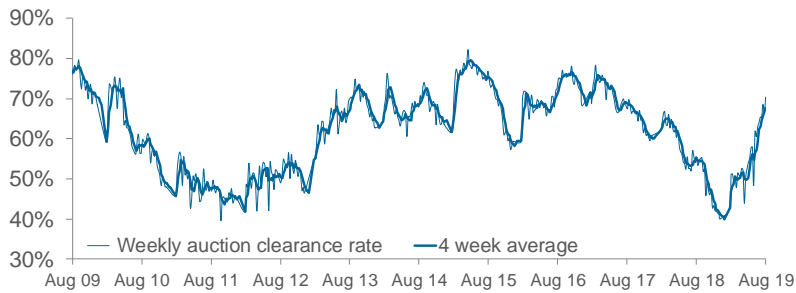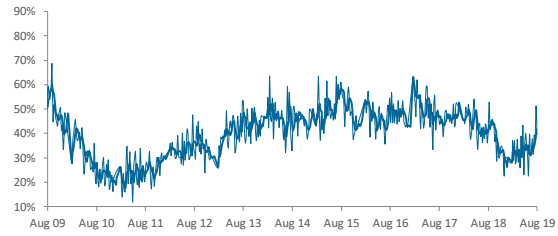

Weekly clearance rate, Melbourne
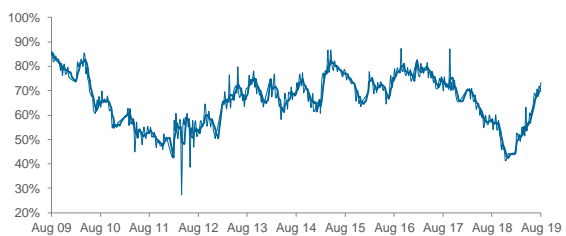
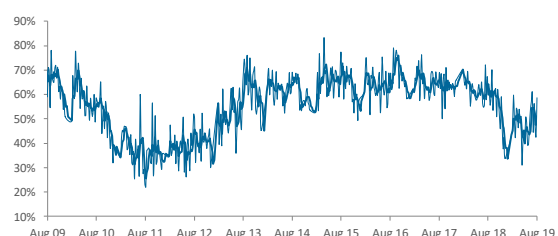## Weekly clearance rate, Sydney

Weekly clearance rate, Brisbane

Weekly clearance rate, Adelaide

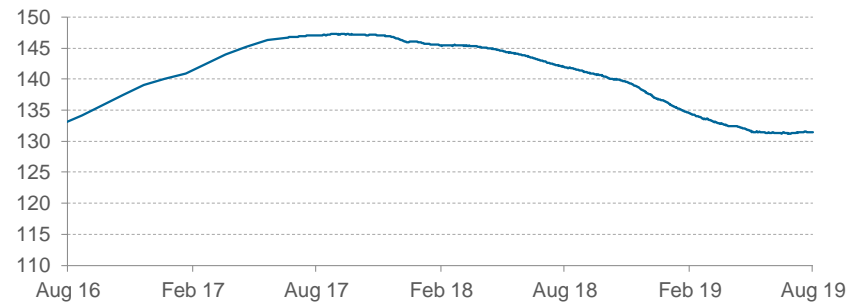| Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	n.a.	14	5
Baulkham Hills and Hawkesbury	n.a.	9	4
Blacktown	n.a.	9	6
City and Inner South	82.4%	37	34
Eastern Suburbs	82.6%	27	23
Inner South West	87.1%	42	31
Inner West	76.0%	30	25
North Sydney and Hornsby	90.5%	54	42
Northern Beaches	87.5%	41	32
Outer South West	n.a.	4	2
Outer West and Blue Mountains	n.a.	4	4
Parramatta	68.4%	28	19
Ryde	77.8%	25	18
South West	76.5%	22	17
Sutherland	85.7%	17	14
Melbourne sub-regions			
Inner	72.4%	97	76
Inner East	72.0%	61	50
Inner South	67.7%	88	68
North East	75.0%	51	44
North West	60.0%	38	30
Outer East	73.5%	42	34
South East	87.2%	52	47
West	79.6%	60	54
Mornington Peninsula	n.a.	10	7
Regional auction results			
Hunter	57.1%	34	21
Wollongong	47.4%	28	19
Gold Coast	40.0%	36	25
Sunshine Coast	60.0%	35	20
Geelong	82.4%	21	17

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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%	0.2%	-4.1%	-8.8%
Melbourne	-0.1%	0.1%	-3.9%	-8.0%
Brisbane	-0.1%	0.2%	-2.4%	-2.4%
Adelaide	-0.1%	-0.4%	-1.5%	-1.0%
Perth	-0.2%	-0.4%	-5.6%	-8.8%
Combined 5 capitals	**-0.1%**	**0.1%**	**-3.9%**	**-7.4%**

*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	4,499	-28.3%	21,917	-17.5%
Melbourne	5,415	-23.5%	29,352	-4.9%
Brisbane	3,209	-16.6%	19,964	1.8%
Adelaide	1,465	-10.3%	7,983	5.0%
Perth	2,491	-14.5%	18,397	-9.1%
Hobart	307	-13.8%	1,112	12.6%
Darwin	137	-8.7%	1,424	-0.3%
Canberra	490	-19.1%	2,082	13.0%
Combined capitals	**18,013**	**-21.2%**	**102,231**	**-6.3%**

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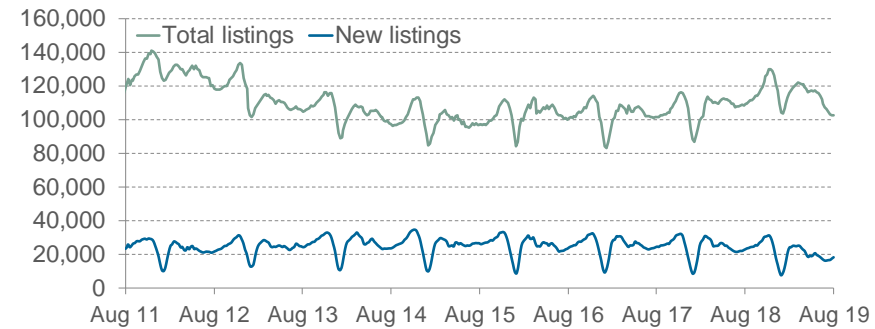
These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

	HOUSES		UNITS	
Capital city	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,951	$817,500	1,204	$651,250
Melbourne	2,324	$670,000	1,082	$547,500
Brisbane	1,271	$532,000	310	$372,500
Adelaide	624	$440,000	153	$325,000
Perth	973	$480,000	252	$360,000
Hobart	156	$457,500	48	$345,000
Darwin	42	$464,000	25	$290,000
Canberra	232	$635,000	121	$413,000
Combined Capitals	**7,573**	**$634,883**	**3,195**	**$534,023**

Median house and unit prices
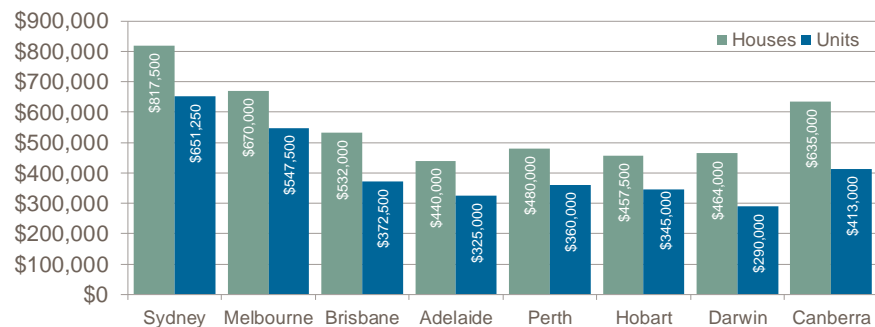
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

CoreLogic Property Market Indicator Summary

*All data to week ending 11 August 2019*

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	-7.3%	51 days	-7.0%
Melbourne	46 days	-6.8%	42 days	-6.3%
Brisbane	78 days	-6.4%	89 days	-7.0%
Adelaide	62 days	-6.5%	82 days	-8.3%
Perth	97 days	-9.1%	114 days	-10.2%
Hobart	43 days	-5.2%	48 days	-4.1%
Darwin	106 days	-10.2%	77 days	-15.9%
Canberra	42 days	-3.5%	68 days	-4.7%

Median time on market
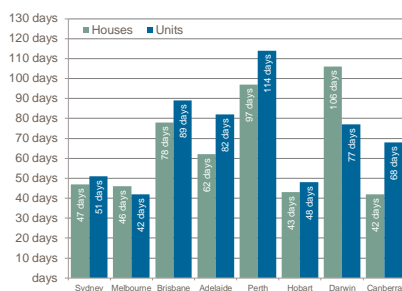

Average vendor discounting
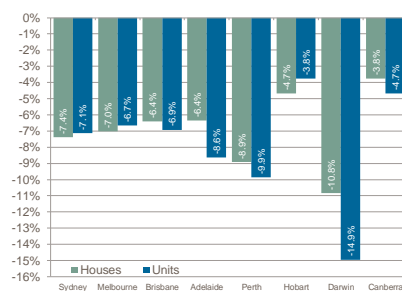
'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	122.1	8.2%	7.1%
NSW	150.6	7.1%	7.9%
QLD	115.4	8.2%	7.0%
SA	94.3	9.5%	6.1%
TAS	91.6	-0.5%	5.9%
VIC	132.9	8.0%	7.6%
WA	93.1	10.7%	3.9%

CoreLogic Mortgage Index
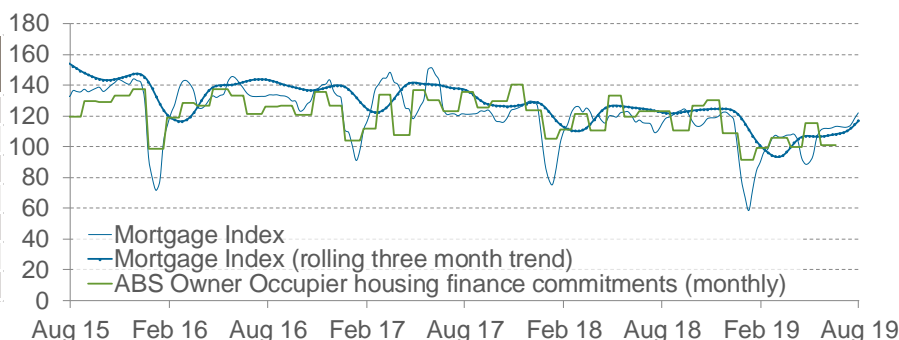
CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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

**5 Astrolabe Street,
Red Hill, ACT**
*4 bed, 2 bath, 2 car house
$1,355,000
Peter Blackshaw
Manuka*

**7 Sue Geh Circuit,
Nicholls, ACT**
*4 bed, 2 bath, 2 car house
$1,350,000
Peter Blackshaw
Gungahlin*

New South Wales

**19 Allenby Street,
Clontarf, NSW**
*5 bed, 3 bath, 1 car house
$4,650,000
Clarke & Humel Property
Manly*

**9/31 Elamang Avenue,
Kirribilli, NSW**
*3 bed, 2 bath, 1 car unit
$3,990,000
Ray White
Lower North Shore*

Northern Territory

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

**9 Macdonald Street,
Fannie Bay, NT**
*5 bed, 2 bath house
$770,000
Real Estate Central
Darwin City*

Queensland

**26 Moyry Street,
The Gap, Qld**
*4 bed, 4 bath, 3 car house
$2,250,000
Ray White
Paddington*

**70 Woodlark Crescent,
Parkinson, Qld**
*4 bed, 3 bath, 3 car house
$1,980,000
LJ Hooker
Sunnybank Hills*

To access detailed analysis of some of these key indicators on a suburb level, please log into your CoreLogic Professional system or contact us on info@corelogic.com.au. Alternatively, ring 1300 734 318 to subscribe to Market Trends

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Top two sales over the past week, states and territories

South Australia

11 Angas Road, Hawthorn, SA
4 bed, 1 bath, 1 car house
$960,000
Smallacombe
Mitcham/Burnside

30 Milan Terrace, Stirling, SA
4 bed, 1 bath, 2 car house
$957,500
Harris Real Estate

Tasmania

58 Salamanca Square, Battery Point, Tas
2 bed, 2 bath, 1 car unit
$1,300,000
Harcourts
Hobart

9 Hampshire Road, Sandy Bay, Tas
4 bed, 3 bath, 2 car house
$1,020,000
Ray White
Hobart

Victoria

490 St Kilda Road, Melbourne, Vic
6 bed, 3 bath, 2 car house
$8,250,000
Harcourts
Melbourne City

19 Chesterfield Avenue, Malvern, Vic
5 bed, 2 bath, 1 car house
$3,820,000
RT Edgar
Toorak

Western Australia

19 Louise Street, Nedlands, WA
4 bed, 2 bath house
$2,400,000
William Porteous Properties
Dalkeith

85 Preston Point Road, East Fremantle, WA
5 bed, 2 bath, 2 car house
$1,937,500
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.

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

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