

# CoreLogic Property Market Indicator Summary

All data to week ending 4 August 2019

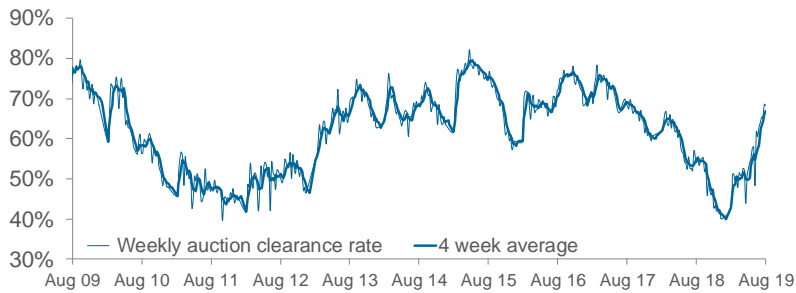
## Preliminary clearance rate lower week-on-week as volumes remain steady

The combined capital cities returned a preliminary auction clearance rate of 68.3 per cent over the first week of August, coming in lower than last week's final clearance rate when 68.6 per cent of auctions reported as successful. The lower clearance rate this week was across a similar number of auctions week-on-week, with 1,100 capital city homes taken to auction, slightly lower than the 1,124 homes auctioned the week prior. Year-on-year figures continue to see clearance rates trend higher while volumes remain lower each week. Despite the lower weighted average result this week, Melbourne and Sydney returned a preliminary clearance rate above 70 per cent for another week. There were 500 Melbourne homes taken to auction this week, 73.3 per cent of which returned a successful result, up on the 71.7 per cent final auction clearance last week when volumes were higher (544). Volumes were relatively steady across Sydney this week, however the city returned a lower week-on-week clearance rate. There were 381 homes taken to auction this week, returning a preliminary auction clearance rate of 74.8 per cent, lower than the 75.7 per cent final clearance rate the week prior when 394 auctions took place. Across the smaller auction markets, volumes increased across all cities with the exception of Tasmania. Brisbane was the best performing according to preliminary figures with 54.5 per cent of homes clearing at auction, while only 28.6 per cent of Perth homes sold.

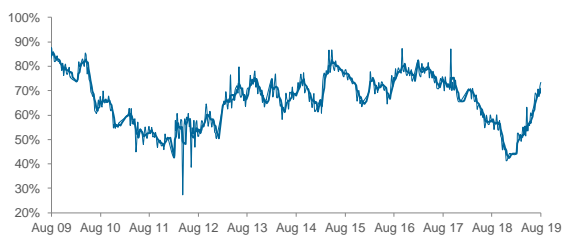
### Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	74.8%	381	302	226	76	51.9%	462
Melbourne	73.3%	500	427	313	114	57.0%	629
Brisbane	54.5%	84	55	30	25	36.1%	115
Adelaide	35.8%	74	53	19	34	67.3%	57
Perth	28.6%	18	7	2	5	50.0%	13
Tasmania	n.a.	1	0	0	0	n.a.	2
Canberra	52.8%	42	36	19	17	62.8%	46
<b>Weighted Average</b>	<b>68.3%</b>	<b>1,100</b>	<b>880</b>	<b>609</b>	<b>271</b>	<b>54.0%</b>	<b>1,324</b>

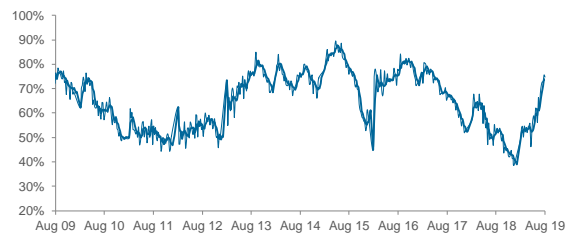
### Weekly clearance rate, combined capital cities



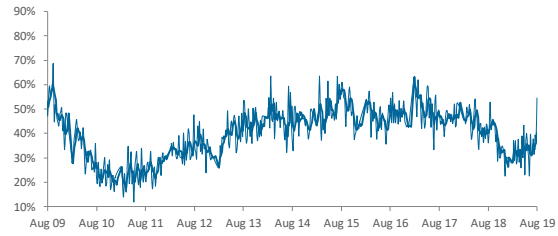
### Weekly clearance rate, Melbourne



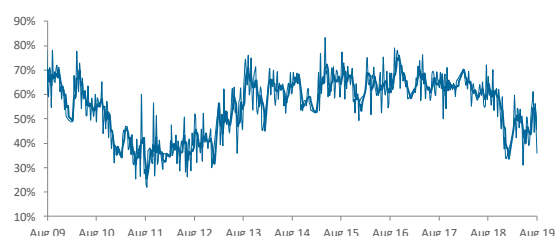
### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



— Weekly auction clearance rate — 4 week average

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	50.0%	28	24
Baulkham Hills and Hawkesbury	73.3%	18	15
Blacktown	n.a.	4	4
City and Inner South	80.6%	42	36
Eastern Suburbs	76.5%	36	34
Inner South West	87.1%	38	31
Inner West	88.0%	28	25
North Sydney and Hornsby	85.3%	50	34
Northern Beaches	79.0%	25	19
Outer South West	n.a.	9	6
Outer West and Blue Mountains	n.a.	7	6
Parramatta	69.2%	19	13
Ryde	85.7%	23	14
South West	57.9%	23	19
Sutherland	66.7%	30	21

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	77.1%	96	83
Inner East	81.8%	52	44
Inner South	82.2%	56	45
North East	71.2%	57	52
North West	70.6%	56	51
Outer East	81.1%	44	37
South East	69.6%	54	46
West	62.1%	72	58
Mornington Peninsula	50.0%	12	10

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	58.8%	30	17
Wollongong	n.a.	11	9
Gold Coast	45.2%	56	31
Sunshine Coast	n.a.	15	8
Geelong	n.a.	9	7

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

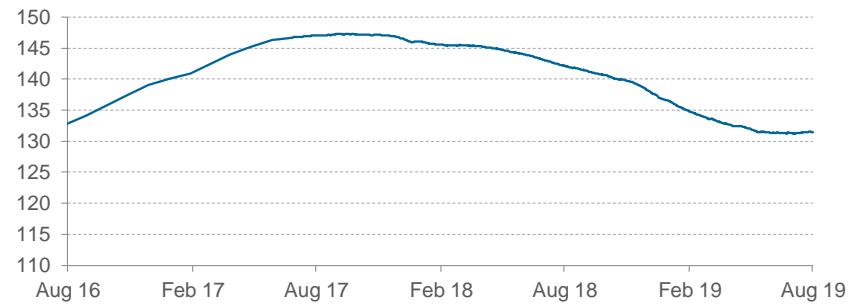
All data to week ending 4 August 2019

## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.0%	0.3%	-4.0%	-8.9%
Melbourne	0.0%	0.3%	-3.8%	-8.1%
Brisbane	0.2%	0.4%	-2.3%	-2.3%
Adelaide	-0.1%	-0.3%	-1.4%	-0.9%
Perth	0.0%	-0.5%	-5.5%	-8.8%
<b>Combined 5 capitals</b>	<b>0.0%</b>	<b>0.2%</b>	<b>-3.8%</b>	<b>-7.5%</b>

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

## Daily home value index, 5 capital city aggregate

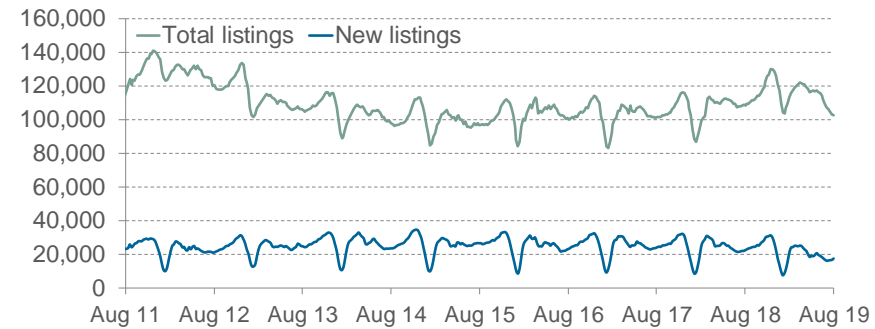


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	4,118	-31.0%	22,147	-15.4%
Melbourne	5,122	-26.6%	29,358	-3.5%
Brisbane	3,149	-15.0%	19,917	1.7%
Adelaide	1,498	-7.5%	8,041	5.8%
Perth	2,468	-17.7%	18,462	-9.2%
Hobart	308	-14.0%	1,113	14.2%
Darwin	131	-27.2%	1,426	-0.8%
Canberra	469	-15.9%	2,106	15.7%
<b>Combined capitals</b>	<b>17,263</b>	<b>-22.8%</b>	<b>102,570</b>	<b>-5.3%</b>

## Number of homes for sale, combined capital cities

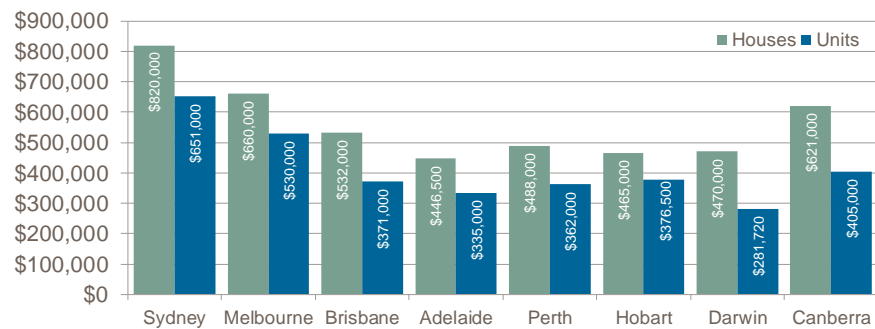


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,965	\$820,000	1,204	\$651,000
Melbourne	2,329	\$660,000	1,029	\$530,000
Brisbane	1,205	\$532,000	296	\$371,000
Adelaide	642	\$446,500	134	\$335,000
Perth	985	\$488,000	267	\$362,000
Hobart	153	\$465,000	49	\$376,500
Darwin	51	\$470,000	30	\$281,720
Canberra	273	\$621,000	157	\$405,000
<b>Combined Capitals</b>	<b>7,603</b>	<b>\$634,155</b>	<b>3,166</b>	<b>\$527,801</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.

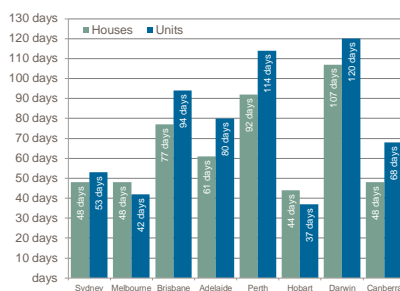
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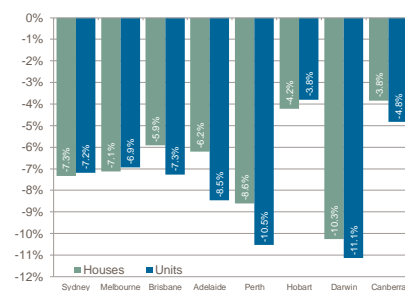
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	48 days	-7.4%	53 days	-7.1%
Melbourne	48 days	-7.0%	42 days	-6.7%
Brisbane	77 days	-6.4%	94 days	-6.9%
Adelaide	61 days	-6.4%	80 days	-8.6%
Perth	92 days	-8.9%	114 days	-9.9%
Hobart	44 days	-4.7%	37 days	-3.8%
Darwin	107 days	-10.8%	120 days	-14.9%
Canberra	48 days	-3.8%	68 days	-4.7%

## Median time on market



## Average vendor discounting

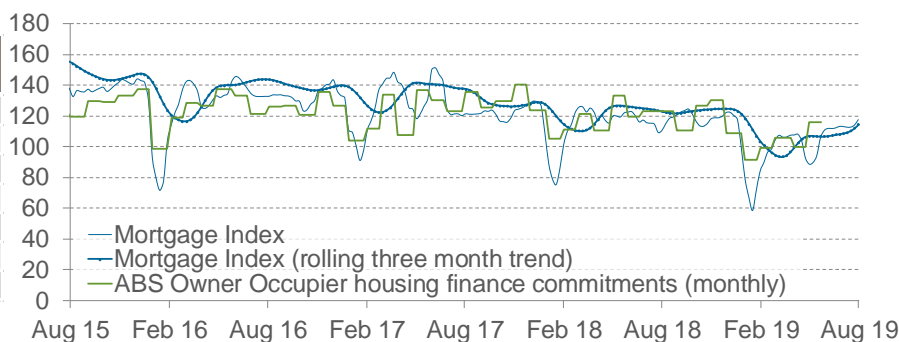


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	117.7	4.0%	5.3%
NSW	146.1	3.4%	6.1%
QLD	111.8	3.9%	4.9%
SA	90.1	6.1%	4.0%
TAS	88.2	-6.3%	3.7%
VIC	128.3	4.8%	6.1%
WA	88.4	1.9%	1.8%

## 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 4 August 2019

Top two sales over the past week, states and territories

## Australian Capital Territory



**18 Dugan Street,  
Deakin, ACT**  
4 bed, 2 bath, 2 car house  
\$2,110,000  
Luton Properties  
Manuka



**14a Parsons Street,  
Torrens, ACT**  
4 bed, 3 bath, 2 car house  
\$1,210,000  
PRD Nationwide  
Braddon

## New South Wales



**6 Kenneth Street,  
Tamarama, NSW**  
3 bed, 2 bath, 1 car house  
\$4,750,000  
McGrath Estate Agents



**65 Mount Street,  
Coogee, NSW**  
4 bed, 2 bath, 1 car house  
\$3,330,000  
Phillips Pantzer Donnelley  
Woollahra

## Northern Territory



**71 Rapid Creek Road,  
Rapid Creek, NT**  
7 bed, 3 bath house  
\$630,000  
Elders  
Darwin



**54 Thornton Crescent,  
Moil, NT**  
4 bed, 2 bath house  
\$561,000  
Real Estate Central  
Darwin City

## Queensland



**24 Percival Terrace,  
Holland Park, Qld**  
5 bed, 3 bath, 2 car house  
\$1,746,000  
Belle Property  
Coorparoo



**515 London Road,  
Chandler, Qld**  
3 bed, 2 bath house  
\$1,530,000  
RE/MAX Bayside Properties  
Cleveland



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Top two sales over the past week, states and territories

## South Australia



**73 Fisher Street,  
Myrtle Bank, SA**  
3 bed, 2 bath, 2 car house  
\$1,123,000  
Harris Real Estate



**16 Scenic Court,  
Chandlers Hill, SA**  
5 bed, 3 bath, 3 car house  
\$940,000  
Magain Real Estate

## Tasmania



**22/1 Castray Esplanade,  
Battery Point, Tas**  
2 bed, 2 bath, 2 car unit  
\$1,705,000  
Knight Frank  
Tasmania



**161 Blessington Street,  
South Arm, Tas**  
3 bed, 2 bath, 2 car house  
\$970,000  
Harcourts Signature  
Rosny

## Victoria



**2/35 Faversham Road,  
Canterbury, Vic**  
4 bed, 3 bath, 2 car unit  
\$2,830,000  
Hocking Stuart  
Glen Iris



**44 Alma Terrace,  
Newport, Vic**  
4 bed, 2 bath house  
\$2,825,000  
Greg Hocking Elly Partners  
Williamstown

## Western Australia



**11/15 Overton Gardens,  
Cottesloe, WA**  
3 bed, 3 bath, 2 car unit  
\$3,750,000  
Shellabears  
Cottesloe



**35 Griver Street,  
Cottesloe, WA**  
4 bed, 2 bath, 1 car house  
\$1,850,000  
Shellabears  
Cottesloe

# CoreLogic Property Market Indicator Summary

*All data to week ending 4 August 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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