

CoreLogic Property Market Indicator Summary

All data to week ending 25 August 2019

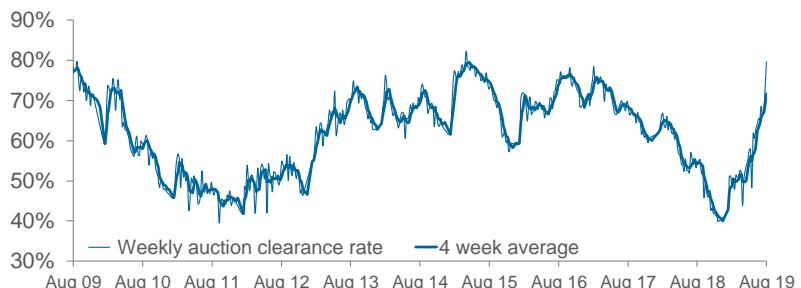
Preliminary clearance rate just shy of 80 per cent across the combined capitals

The number of homes taken to auction across the combined capital cities increased to 1,412 this week returning a preliminary clearance rate of 79.6 per cent, while the previous week saw 1,228 homes taken to auction returning a final clearance rate of 73.0 per cent, the highest final clearance rate recorded in over two years. Although the clearance rate across the combined capitals will revise lower as remaining results are collected, it will likely hold stronger than last week's final. Over the same week last year, auction activity was higher with 1,915 homes taken to auction, returning a significantly lower clearance rate of 54.6 per cent. Melbourne was host to 665 auctions this week, returning a preliminary clearance rate of 79.7 per cent marking the 5th consecutive week where the cities clearance rate has held above 70.0 per cent. In comparison, last week saw 588 homes taken to auction and a final clearance rate of 76.2 per cent was recorded. Over the same week last year, a clearance rate of 56.5 per cent was recorded across 899 auctions. Sydney recorded a preliminary clearance rate of 84.7 per cent across 500 auctions this week, the highest preliminary clearance rate the city has seen since February 2017. Over the previous week, final results show 76.2 per cent of the 446 auctions were successful. It will be interesting to see if Sydney's final clearance rate can hold above 80 per cent as final results are collected although it's likely to just fall short. One year ago, 721 auctions were held across Sydney returning a final clearance rate of 53.2 per cent.

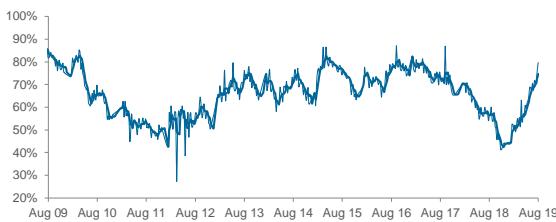
Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	84.7%	500	379	321	58	53.2%	721
Melbourne	79.7%	665	538	429	109	56.5%	899
Brisbane	67.7%	94	62	42	20	41.8%	104
Adelaide	72.4%	56	29	21	8	55.6%	70
Perth	62.5%	20	8	5	3	43.5%	32
Tasmania	n.a.	2	2	2	0	n.a.	3
Canberra	68.9%	75	61	42	19	63.8%	86
Weighted Average	79.6%	1,412	1,079	862	217	54.6%	1,915

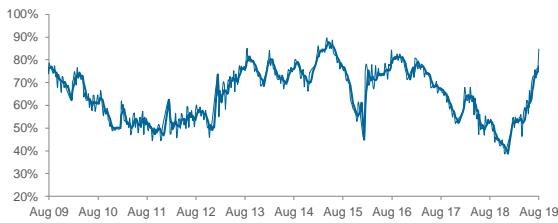
Weekly clearance rate, combined capital cities



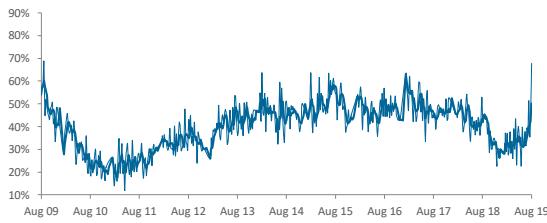
Weekly clearance rate, Melbourne



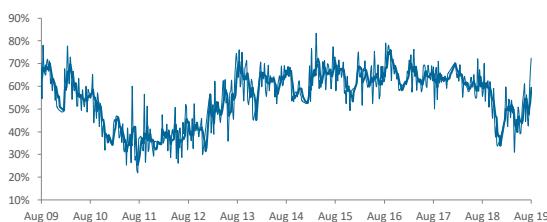
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	n.a.	10	5
Baulkham Hills and Hawkesbury	85.7%	16	14
Blacktown	n.a.	8	6
City and Inner South	90.0%	51	40
Eastern Suburbs	87.7%	76	57
Inner South West	86.1%	58	43
Inner West	89.3%	34	28
North Sydney and Hornsby	91.9%	97	74
Northern Beaches	92.6%	41	27
Outer South West	n.a.	3	3
Outer West and Blue Mountains	n.a.	3	2
Parramatta	69.2%	34	26
Ryde	80.0%	27	20
South West	66.7%	16	12
Sutherland	72.7%	26	22

Melbourne sub-regions

Inner	82.8%	120	99
Inner East	82.8%	79	64
Inner South	80.5%	112	77
North East	76.1%	79	67
North West	84.6%	66	52
Outer East	81.1%	49	37
South East	82.8%	70	64
West	75.0%	66	56
Mornington Peninsula	54.6%	24	22

Regional auction results

Hunter	88.2%	34	17
Wollongong	n.a.	7	5
Gold Coast	31.0%	41	29
Sunshine Coast	n.a.	18	6
Geelong	73.3%	17	15

— Weekly auction clearance rate — 4 week average

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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.

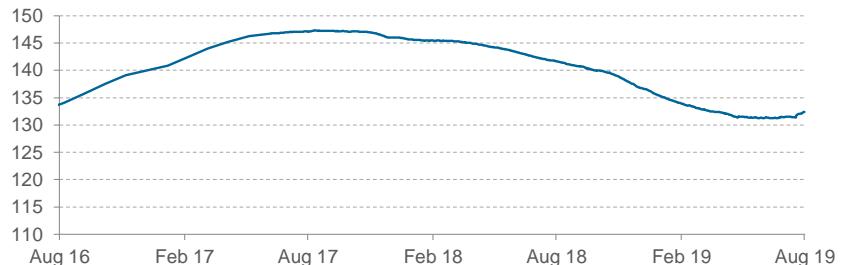
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Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.4%	1.0%	-3.0%	-7.6%
Melbourne	0.3%	1.0%	-2.8%	-6.7%
Brisbane	0.1%	0.2%	-2.3%	-2.3%
Adelaide	0.0%	-0.2%	-1.5%	-1.2%
Perth	-0.1%	-0.4%	-5.9%	-8.9%
Combined 5 capitals	0.3%	0.7%	-3.1%	-6.5%

Daily home value index, 5 capital city aggregate



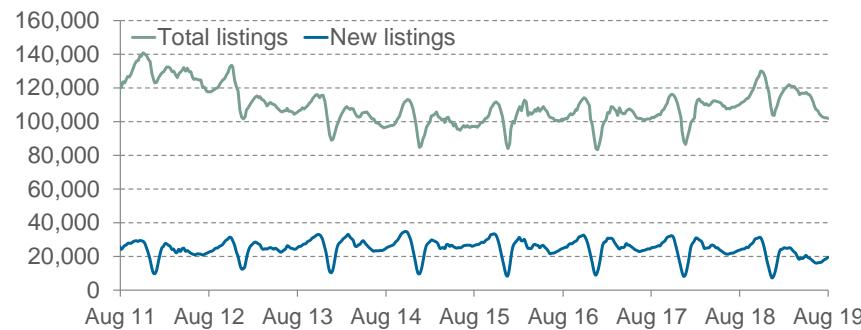
*The monthly change is the change over the past 28 days.

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	5,008	-23.1%	21,877	-19.2%
Melbourne	5,969	-19.6%	29,443	-6.5%
Brisbane	3,353	-14.7%	19,921	0.7%
Adelaide	1,513	-10.9%	7,845	3.8%
Perth	2,555	-13.8%	18,220	-8.5%
Hobart	313	-10.3%	1,068	9.2%
Darwin	155	2.6%	1,437	-0.4%
Canberra	561	-6.0%	2,111	14.3%
Combined capitals	19,427	-17.8%	101,922	-7.4%

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	2,062	\$845,000	1,229	\$660,000
Melbourne	2,379	\$700,000	1,196	\$546,750
Brisbane	1,317	\$522,000	307	\$380,000
Adelaide	638	\$455,000	153	\$309,000
Perth	1,051	\$480,000	264	\$364,500
Hobart	192	\$435,000	45	\$330,000
Darwin	37	\$520,000	24	\$249,250
Canberra	213	\$635,000	146	\$413,500
Combined Capitals	7,889	\$650,013	3,364	\$536,986

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.

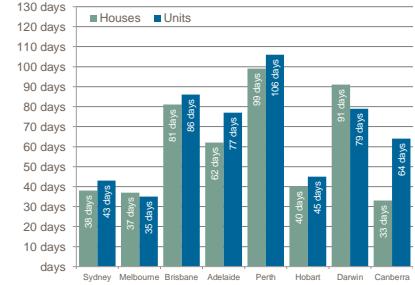
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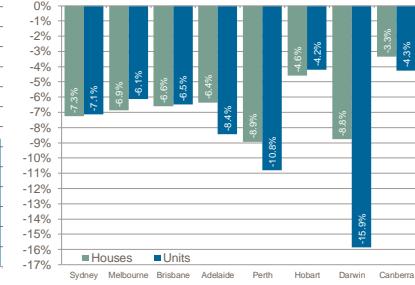
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	38 days	-7.1%	43 days	-7.3%
Melbourne	37 days	-6.8%	35 days	-5.8%
Brisbane	81 days	-6.7%	86 days	-6.7%
Adelaide	62 days	-6.5%	77 days	-7.8%
Perth	99 days	-8.8%	106 days	-9.9%
Hobart	40 days	-5.3%	45 days	-3.5%
Darwin	91 days	-8.9%	79 days	-13.9%
Canberra	33 days	-3.5%	64 days	-4.0%

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	127.0	11.3%	8.4%
NSW	155.9	9.1%	8.6%
QLD	121.8	13.7%	8.8%
SA	97.0	11.0%	8.2%
TAS	94.2	0.6%	5.7%
VIC	137.4	9.5%	8.3%
WA	97.9	16.6%	6.1%

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



**13 Hart Street,
O'Connor, ACT**
4 bed, 2 bath house
\$1,700,000
LJ Hooker
Dickson



**20 Hodgkinson Street,
Griffith, ACT**
4 bed, 3 bath, 1 car house
\$1,550,000
Peter Blackshaw
Manuka

New South Wales



**68 View Street,
Woollahra, NSW**
5 bed, 4 bath, 2 car house
\$7,350,000
Phillips Pantzer Donnelley
Woollahra



**731/8 Point Street,
Pyrmont, NSW**
3 bed, 2 bath, 2 car unit
\$5,570,000
Ayre Real Estate

Northern Territory



**1/12 Annear Court,
Stuart Park, NT**
4 bed, 2 bath, 2 car unit
\$725,000
LJ Hooker
Darwin



**18 Tambling Terrace,
Lyons, NT**
4 bed, 2 bath, 2 car house
\$625,000
Ray White
City (NT)

Queensland



**38 Gilgandra Street,
Indooroopilly, Qld**
5 bed, 4 bath, 3 car house
\$2,300,000
McGrath Estate Agents



**38 Palmer Street,
Windsor, Qld**
4 bed, 2 bath, 2 car house
\$2,230,000
McGrath Estate Agents

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Top two sales over the past week, states and territories

South Australia



**59 Commercial Road,
Hyde Park, SA**
5 bed, 3 bath, 2 car house
\$2,210,000
Colley & Co
North Adelaide



**13 Lapthorne Street,
Glenelg East, SA**
5 bed, 3 bath, 2 car house
\$1,382,000
Ray White
Unley

Tasmania



**15 French Street,
Sandy Bay, Tas**
3 bed, 1 bath, 1 car house
\$637,000
Knight Frank
Tasmania



**4 Giblin Street,
Lenah Valley, Tas**
3 bed, 1 bath, 1 car house
\$579,000
PRD Nationwide
Lenah Valley

Victoria



**24 Hazeldine Road,
Glen Iris, Vic**
5 bed, 4 bath, 2 car house
\$3,210,000
Marshall White



**2 King Street,
Balwyn, Vic**
4 bed, 2 bath, 1 car house
\$2,360,000
Noel Jones
Balwyn

Western Australia



**4a Victoria Avenue,
Claremont, WA**
3 bed, 2 bath, 2 car house
\$2,715,136
Shellabears
Cottesloe



**98 Holmfirth Street,
Coolbinia, WA**
4 bed, 2 bath, 2 car house
\$1,290,000
Inside Realty
Applecross

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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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