

# CoreLogic Property Market Indicator Summary

All data to week ending 15 September 2019

## Just over 1,600 homes taken to auction across the combined capital cities

The number of homes taken to auction across the combined capital cities increased to 1,633 this week returning a preliminary clearance rate of 75.7 per cent, while the previous week saw 1,533 homes taken to auction returning a final clearance rate of 72.3 per cent. Although the final clearance rate across the combined capitals will revise lower as remaining results are collected, it will likely hold above 70 per cent for the 5<sup>th</sup> consecutive week. Over the same week last year, auction activity was higher with 1,983 homes taken to auction, returning a significantly lower clearance rate of 51.8 per cent. Melbourne was host to 824 auctions this week, returning a preliminary clearance rate of 75.7 per cent marking the 8<sup>th</sup> consecutive week where the cities clearance rate has held above 70.0 per cent. In comparison, last week saw 765 homes taken to auction and a final clearance rate of 74.0 per cent was recorded. Over the same week last year, a clearance rate of 54.1 per cent was recorded across 988 auctions. Sydney recorded a preliminary clearance rate of 80.3 per cent across 580 auctions this week. Over the previous week, final results show 75.7 per cent of the 528 auctions were successful. One year ago, 669 auctions were held across Sydney returning a final clearance rate of 48.6 per cent.

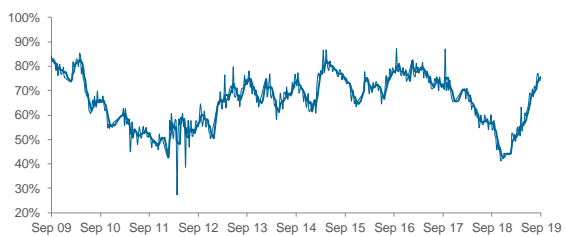
### Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	80.3%	580	417	335	82	48.6%	669
Melbourne	75.7%	824	688	521	167	54.1%	988
Brisbane	57.1%	93	49	28	21	44.6%	142
Adelaide	62.5%	69	48	30	18	53.4%	81
Perth	60.0%	13	5	3	2	41.2%	23
Tasmania	n.a.	2	1	1	0	n.a.	4
Canberra	76.1%	52	46	35	11	65.2%	76
<b>Weighted Average</b>	<b>75.7%</b>	<b>1,633</b>	<b>1,254</b>	<b>953</b>	<b>301</b>	<b>51.8%</b>	<b>1,983</b>

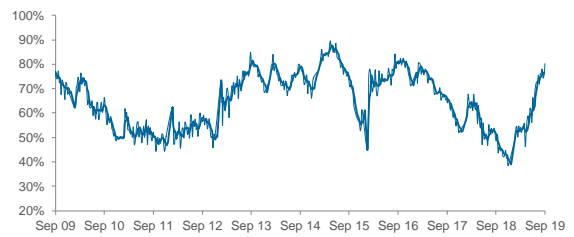
### Weekly clearance rate, combined capital cities



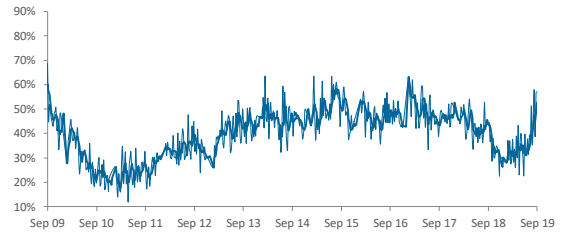
### Weekly clearance rate, Melbourne



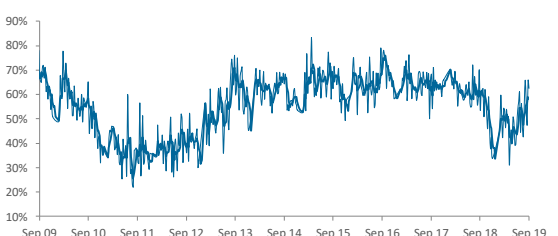
### Weekly clearance rate, Sydney



### 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.	11	7
Baulkham Hills and Hawkesbury	68.2%	32	22
Blacktown	n.a.	9	7
City and Inner South	89.2%	45	37
Eastern Suburbs	73.8%	82	61
Inner South West	75.5%	67	49
Inner West	89.2%	46	37
North Sydney and Hornsby	84.9%	100	66
Northern Beaches	89.3%	45	28
Outer South West	n.a.	6	5
Outer West and Blue Mountains	n.a.	8	6
Parramatta	70.0%	28	20
Ryde	92.6%	37	27
South West	73.7%	24	19
Sutherland	82.6%	37	23

### Melbourne sub-regions

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	79.2%	161	144
Inner East	83.2%	117	107
Inner South	78.1%	150	114
North East	76.4%	87	72
North West	62.7%	88	75
Outer East	90.5%	51	42
South East	69.1%	70	55
West	73.7%	73	57
Mornington Peninsula	40.0%	25	20

### Regional auction results

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	41.7%	38	12
Wollongong	42.9%	19	14
Gold Coast	47.4%	72	38
Sunshine Coast	42.1%	34	19
Geelong	66.7%	21	18

— Weekly auction clearance rate — 4 week average

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

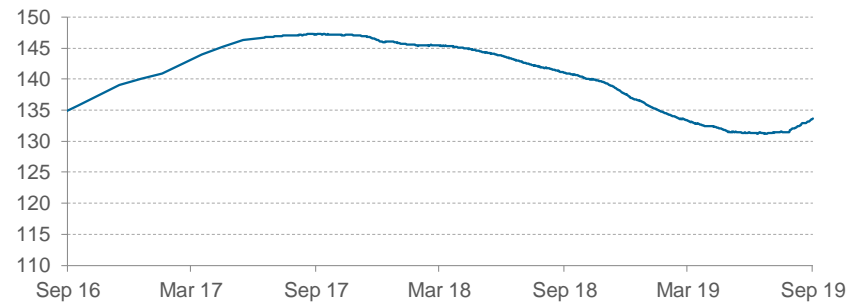
All data to week ending 15 September 2019

## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.5%	1.6%	-1.8%	-5.9%
Melbourne	0.6%	1.7%	-1.5%	-4.9%
Brisbane	0.1%	0.3%	-2.0%	-2.1%
Adelaide	-0.1%	-0.1%	-1.6%	-1.2%
Perth	-0.2%	-0.7%	-6.4%	-8.9%
<b>Combined 5 capitals</b>	<b>0.3%</b>	<b>1.2%</b>	<b>-2.2%</b>	<b>-5.3%</b>

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

## Daily home value index, 5 capital city aggregate

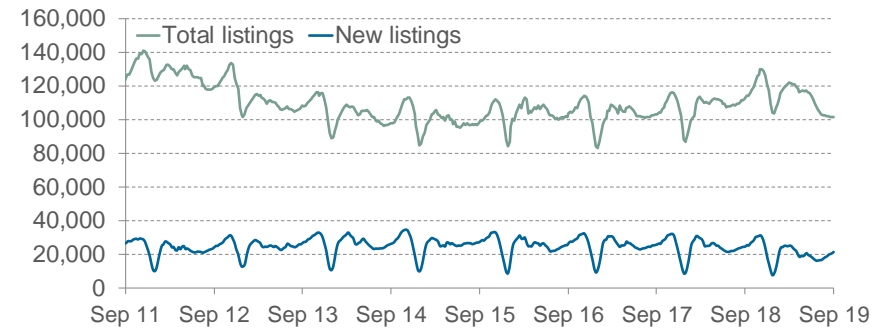


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	5,779	-15.4%	22,202	-20.8%
Melbourne	6,220	-15.9%	29,592	-8.4%
Brisbane	3,598	-11.6%	19,541	-2.9%
Adelaide	1,712	-6.9%	7,848	2.2%
Perth	2,761	-13.1%	17,783	-11.2%
Hobart	302	-16.8%	1,020	1.5%
Darwin	149	-9.1%	1,421	-1.9%
Canberra	649	-2.7%	2,152	7.5%
<b>Combined capitals</b>	<b>21,170</b>	<b>-13.6%</b>	<b>101,559</b>	<b>-9.8%</b>

## Number of homes for sale, combined capital cities

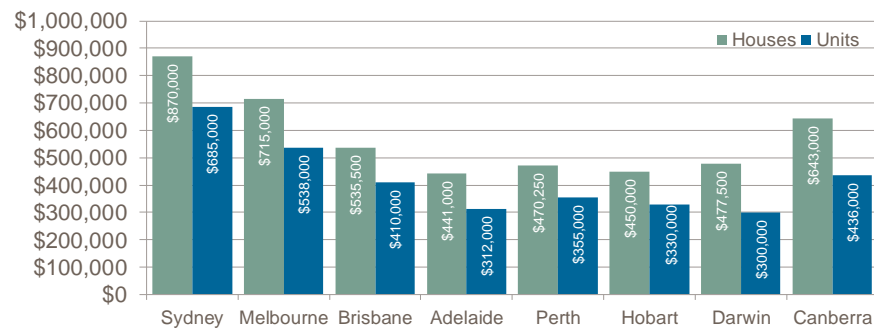


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,182	\$870,000	1,459	\$685,000
Melbourne	2,570	\$715,000	1,304	\$538,000
Brisbane	1,302	\$535,500	339	\$410,000
Adelaide	713	\$441,000	144	\$312,000
Perth	990	\$470,250	293	\$355,000
Hobart	185	\$450,000	43	\$330,000
Darwin	34	\$477,500	23	\$300,000
Canberra	202	\$643,000	139	\$436,000
<b>Combined Capitals</b>	<b>8,178</b>	<b>\$665,500</b>	<b>3,744</b>	<b>\$553,043</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.

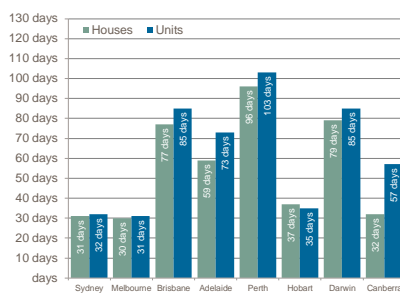
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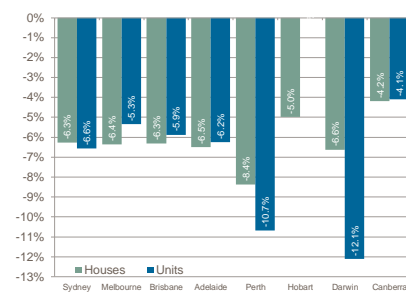
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	31 days	-6.3%	32 days	-6.4%
Melbourne	30 days	-5.9%	31 days	-5.4%
Brisbane	77 days	-6.3%	85 days	-6.0%
Adelaide	59 days	-6.8%	73 days	-6.5%
Perth	96 days	-8.7%	103 days	-11.3%
Hobart	37 days	-5.3%	35 days	n.a.
Darwin	79 days	-7.7%	85 days	-11.2%
Canberra	32 days	-4.6%	57 days	-4.2%

## Median time on market



## Average vendor discounting

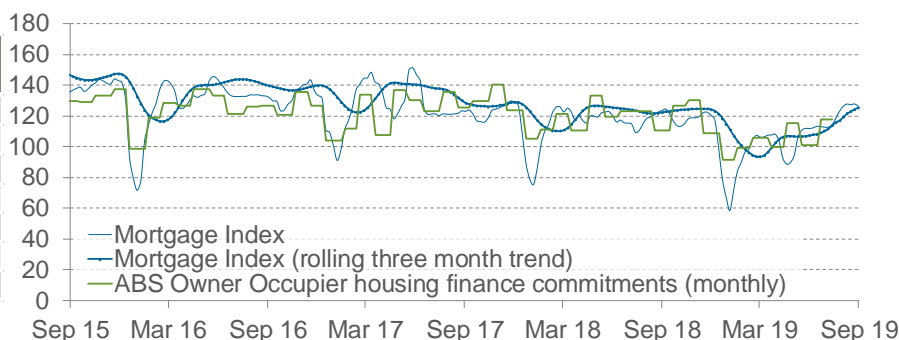


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	126.5	0.1%	5.1%
NSW	158.7	2.0%	5.3%
QLD	121.6	1.9%	5.9%
SA	91.6	-5.8%	4.6%
TAS	94.6	-1.2%	0.4%
VIC	137.4	0.7%	4.5%
WA	93.9	-5.1%	4.2%

## 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 15 September 2019

Top two sales over the past week, states and territories

## Australian Capital Territory



**21 Scarborough Street,  
Red Hill, ACT**  
5 bed, 3 bath, 3 car house  
\$3,310,000  
LJ Hooker  
Manuka



**9 Babbage Crescent,  
Griffith, ACT**  
4 bed, 3 bath, 2 car house  
\$2,000,000  
Peter Blackshaw  
Manuka

## New South Wales



**5c Woolwich Road,  
Hunters Hill, NSW**  
5 bed, 5 bath, 3 car house  
\$6,350,000  
Bresic Whitney Estate Agents  
Hunters Hill



**10/56a Pirrama Road,  
Pyrmont, NSW**  
3 bed, 3 bath, 2 car unit  
\$5,600,000  
CBRE Residential  
North Sydney

## Northern Territory



**4 Becker Place,  
Rapid Creek, NT**  
4 bed, 3 bath, 1 car house  
\$800,000  
Real Estate Central  
Darwin City



**16 Redmond Crescent,  
Durack, NT**  
5 bed, 3 bath house  
\$546,000  
First National O'Donoghues  
Darwin

## Queensland



**37 Orleigh Street,  
West End, Qld**  
4 bed, 3 bath, 3 car house  
\$2,100,000  
McGrath Estate Agents



**607 Miles Platting Road,  
Rochedale, Qld**  
7 bed, 3 bath, 2 car house  
\$2,000,000  
LJ Hooker  
Sunnybank Hills

# CoreLogic Property Market Indicator Summary

All data to week ending 15 September 2019

Top two sales over the past week, states and territories

## South Australia



**3 Lindsay Avenue,  
Myrtle Bank, SA**  
3 bed, 2 bath, 1 car house  
\$1,047,000  
Raine & Horne  
Glennelg



**21 Barnard Street,  
North Adelaide, SA**  
3 bed, 2 bath, 2 car house  
\$972,500  
Harcourts  
Magill

## Tasmania



**33 Skyline Drive,  
Howrah, Tas**  
4 bed, 2 bath, 4 car house  
\$873,000  
Raine & Horne  
Eastern Shore



**18 Cornwall Street,  
Rose Bay, Tas**  
4 bed, 2 bath house  
\$860,000  
Ripple Realty  
Hobart

## Victoria



**705/147 Beach Street,  
Port Melbourne, Vic**  
3 bed, 2 bath, 3 car unit  
\$4,340,000  
Greg Hocking Holdsworth  
Albert Park



**62 Wattle Valley Road,  
Canterbury, Vic**  
5 bed, 2 bath house  
\$3,940,000  
Marshall White  
Boroondara

## Western Australia



**32 Hovea Crescent,  
City Beach, WA**  
4 bed, 3 bath, 2 car house  
\$3,175,000  
William Porteous Properties  
Dalkeith



**47 Dunkley Avenue,  
Applecross, WA**  
3 bed, 1 bath, 1 car house  
\$2,025,000  
Acton  
Applecross

# CoreLogic Property Market Indicator Summary

*All data to week ending 15 September 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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