

CoreLogic Property Market Indicator Summary

All data to week ending 8 September 2019

Improved preliminary clearance rate across lower volume of auctions week-on-week

There were 1,529 homes taken to auction across the combined capital cities this week, returning a preliminary clearance rate of 77 per cent. Over the previous week, auction volumes were slightly higher with 1,615 homes taken to auction, while the final clearance rate came in at 70 per cent. This time last year, 1,916 auctions were held across the capital cities with a final clearance rate of just 55.3 per cent. The final clearance rate across the combined capitals has held at or above 70 per cent for the last 3 weeks and this week is set to be no different. Melbourne was host to 769 auctions this week, returning a preliminary clearance rate of 76.6 per cent. In comparison, last week saw 768 homes taken to auction and a final clearance rate of 74.4 per cent was recorded. Over the same week last year, a clearance rate of 60 per cent was recorded across 891 auctions. Sydney recorded a preliminary clearance rate of 83.1 per cent across 522 auctions this week. Over the previous week, final results show 74.5 per cent of the 590 auctions were successful. One year ago, 656 auctions were held across Sydney returning a final clearance rate of just 50.6 per cent. Across the smaller auction markets, Adelaide and Brisbane saw lower auction volumes week-on-week while Canberra saw an increase in the number of homes taken to auction over the week. Perth and Tasmania saw no change in auction activity week-on-week.

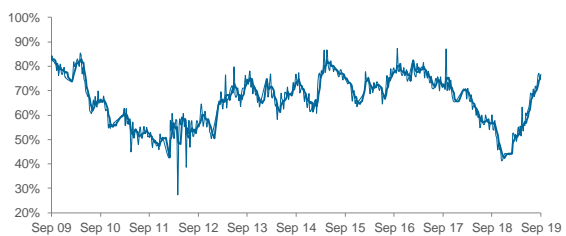
Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	83.1%	522	384	319	65	50.6%	656
Melbourne	76.6%	769	624	478	146	60.0%	891
Brisbane	60.3%	82	58	35	23	43.8%	165
Adelaide	76.2%	75	42	32	10	70.1%	91
Perth	42.9%	26	14	6	8	21.9%	41
Tasmania	n.a.	1	1	1	0	n.a.	2
Canberra	66.7%	54	45	30	15	65.6%	70
Weighted Average	77.0%	1,529	1,168	901	267	55.3%	1,916

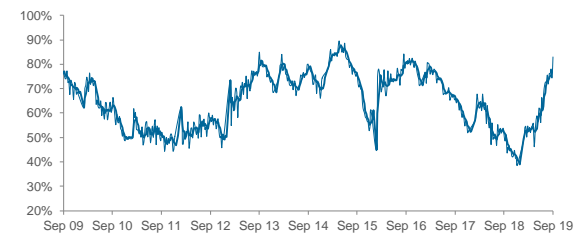
Weekly clearance rate, combined capital cities



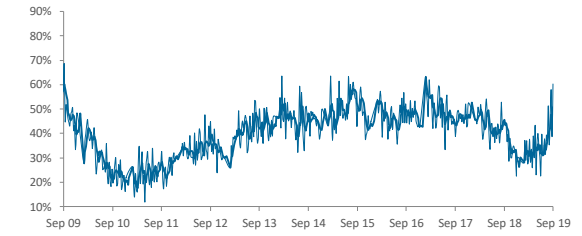
Weekly clearance rate, Melbourne



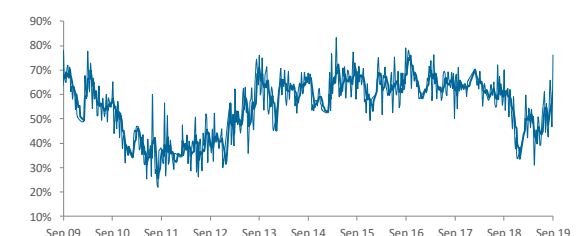
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	66.7%	22	12
Baulkham Hills and Hawkesbury	81.8%	15	11
Blacktown	n.a.	10	8
City and Inner South	81.4%	59	43
Eastern Suburbs	89.7%	81	58
Inner South West	90.3%	42	31
Inner West	86.2%	39	29
North Sydney and Hornsby	88.0%	67	50
Northern Beaches	73.5%	44	34
Outer South West	n.a.	5	5
Outer West and Blue Mountains	n.a.	7	1
Parramatta	82.1%	36	28
Ryde	88.6%	41	35
South West	73.9%	31	23
Sutherland	75.0%	23	16

Melbourne sub-regions

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	78.1%	151	123
Inner East	77.0%	119	100
Inner South	79.8%	108	84
North East	77.0%	101	87
North West	74.6%	65	55
Outer East	86.4%	49	44
South East	76.8%	73	56
West	67.2%	85	58
Mornington Peninsula	60.0%	16	15

Regional auction results

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	52.2%	37	23
Wollongong	44.8%	44	29
Gold Coast	29.2%	35	24
Sunshine Coast	50.0%	19	10
Geelong	50.0%	14	10

— 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

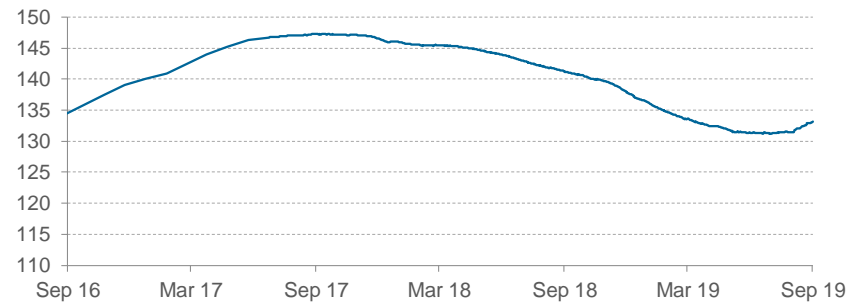
All data to week ending 8 September 2019

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.2%	1.9%	-2.2%	-6.5%
Melbourne	0.4%	1.9%	-2.1%	-5.6%
Brisbane	0.0%	0.2%	-2.1%	-2.2%
Adelaide	0.0%	-0.1%	-1.5%	-1.1%
Perth	-0.3%	-0.6%	-6.2%	-8.9%
Combined 5 capitals	0.2%	1.3%	-2.6%	-5.7%

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

Daily home value index, 5 capital city aggregate

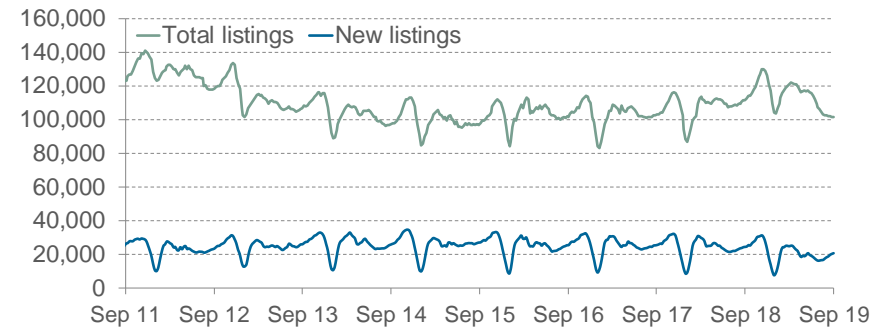


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	5,613	-17.0%	22,222	-19.9%
Melbourne	5,962	-19.4%	29,341	-8.1%
Brisbane	3,500	-12.7%	19,610	-1.8%
Adelaide	1,682	-7.9%	7,898	3.2%
Perth	2,641	-16.3%	17,797	-10.6%
Hobart	291	-14.2%	1,030	3.9%
Darwin	154	-2.5%	1,430	-0.7%
Canberra	625	-2.0%	2,162	10.1%
Combined capitals	20,468	-15.7%	101,490	-9.1%

Number of homes for sale, combined capital cities

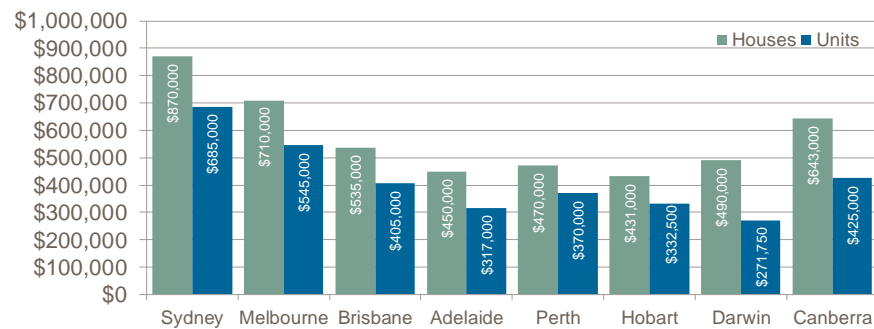


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,142	\$870,000	1,427	\$685,000
Melbourne	2,483	\$710,000	1,295	\$545,000
Brisbane	1,299	\$535,000	327	\$405,000
Adelaide	710	\$450,000	165	\$317,000
Perth	1,014	\$470,000	275	\$370,000
Hobart	182	\$431,000	43	\$332,500
Darwin	32	\$490,000	22	\$271,750
Canberra	199	\$643,000	138	\$425,000
Combined Capitals	8,061	\$662,398	3,692	\$554,899

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.

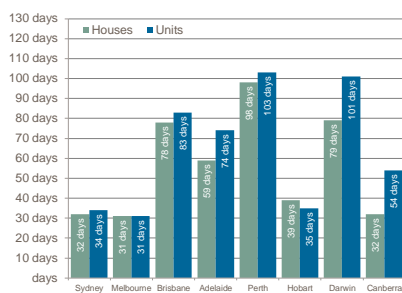
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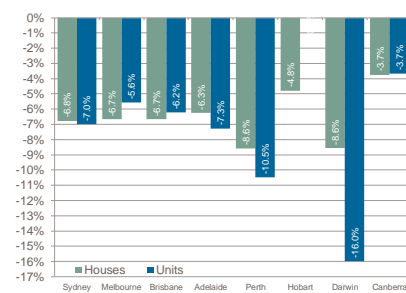
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	32 days	-6.3%	34 days	-6.6%
Melbourne	31 days	-6.4%	31 days	-5.3%
Brisbane	78 days	-6.3%	83 days	-5.9%
Adelaide	59 days	-6.5%	74 days	-6.2%
Perth	98 days	-8.4%	103 days	-10.7%
Hobart	39 days	-5.0%	35 days	n.a.
Darwin	79 days	-6.6%	101 days	-12.1%
Canberra	32 days	-4.2%	54 days	-4.1%

Median time on market



Average vendor discounting

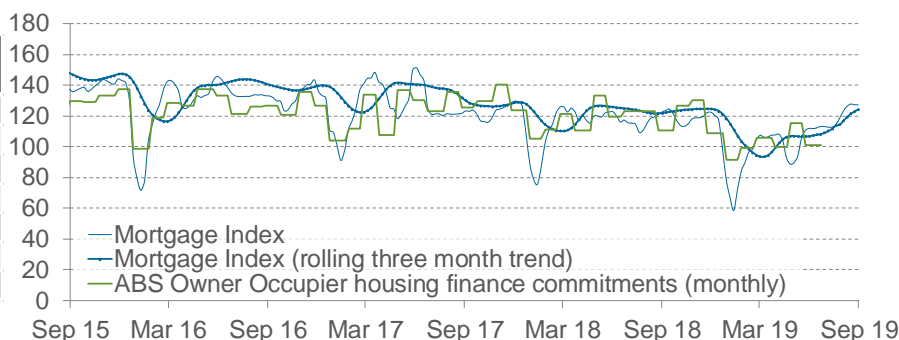


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	127.3	3.5%	6.3%
NSW	161.4	6.5%	6.3%
QLD	121.9	4.6%	7.1%
SA	92.7	-2.5%	6.0%
TAS	95.0	2.8%	1.8%
VIC	136.5	2.2%	5.8%
WA	96.2	2.1%	5.0%

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



**4 Arnhem Place,
Red Hill, ACT**
3 bed, 2 bath house
\$1,400,000
Hayman Partners
Curtin



**18 Duterrau Crescent,
Lyneham, ACT**
4 bed, 3 bath, 2 car house
\$1,271,000
Peter Blackshaw
Manuka

New South Wales



**86 Holdsworth Street,
Woollahra, NSW**
4 bed, 3 bath, 3 car house
\$8,700,000
The Agency
Eastern Suburbs



**80 Addison Road,
Manly, NSW**
5 bed, 5 bath, 4 car house
\$5,275,000
Clarke & Humel Property
Manly

Northern Territory



**65 Hutchison Road,
Herbert, NT**
4 bed, 2 bath, 4 car house
\$670,000
Elders
Palmerston/Virginia



**27 Supply Street,
Johnston, NT**
4 bed, 2 bath house
\$552,000
First National O'Donoghues
Darwin

Queensland



**23 King Arthur Terrace,
Tennyson, Qld**
5 bed, 4 bath, 3 car house
\$4,700,000
Adcock Prestige
Brisbane



**3 Sutton Street,
Chelmer, Qld**
6 bed, 5 bath, 2 car house
\$3,300,000
Adcock Prestige
Brisbane

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Top two sales over the past week, states and territories

South Australia



**68 Lambert Road,
Royston Park, SA**
4 bed, 2 bath, 2 car house
\$1,660,000
Toop & Toop Real Estate



**21 Caithness Avenue,
Beaumont, SA**
4 bed, 4 bath, 2 car house
\$1,525,000
Alpha Residential
Parkside

Tasmania



**70 Carlton Street,
New Town, Tas**
3 bed, 1 bath house
\$630,000
Harcourts Signature
New Town



**302 Leslie Road,
Kingston, Tas**
3 bed, 2 bath, 2 car house
\$620,000
First National
Kingston

Victoria



**11 Kent Court,
Toorak, Vic**
3 bed, 3 bath, 2 car house
\$4,700,000
Marshall White
Stonnington



**8 Holmwood Avenue,
Brighton, Vic**
4 bed, 1 bath, 1 car house
\$3,400,000
Nick Johnstone
Brighton

Western Australia



**11 Lilian Avenue,
Applecross, WA**
6 bed, 3 bath, 2 car house
\$2,000,000
Evolution Realty
Applecross



**74 Murray Road,
Bickton, WA**
4 bed, 1 bath house
\$1,340,000
Harcourts Elite Agents
South Perth

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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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