

CoreLogic Property Market Indicator Summary

All data to week ending 6 October 2019

Lowest preliminary clearance rate since mid-August recorded across the combined capital cities

There were 1,324 homes taken to auction across the combined capital cities this week, slightly up on the previous week when 1,278 auctions were held. Preliminary results show a clearance rate of 71.3 per cent, down from last week's final clearance rate of 71 per cent. As the remaining results are collected, it's likely that the final clearance rate will revise below 70 per cent for the first time since mid-August. This time last year, 1,817 auctions were held across the combined capitals, while the clearance rate was significantly lower (49.5 per cent). Melbourne was host to 777 auctions this week, returning a preliminary clearance rate of 73.8 per cent. In comparison, last week saw just 107 homes taken to auction over what was the AFL grand final week, returning a final clearance rate of 80.2 per cent. Over the same week last year, a clearance rate of 51.8 per cent was recorded across 904 auctions. With the NRL grand final on this weekend, auction volumes across Sydney dropped with just 316 homes taken to auction across the city. Preliminary results show a clearance rate of 79.8 per cent across the 233 results collected so far. Over the previous week, final results show 74.5 per cent of the 950 auctions were successful making it the busiest week the city has seen since November last year. One year ago, 611 auctions were held across Sydney returning a final clearance rate of 46.1 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	79.8%	316	233	186	47	46.1%	611
Melbourne	73.8%	777	630	465	165	51.8%	904
Brisbane	37.3%	92	59	22	37	39.4%	113
Adelaide	50.0%	56	34	17	17	62.3%	88
Perth	62.5%	52	24	15	9	11.1%	27
Tasmania	n.a.	0	0	0	0	n.a.	3
Canberra	73.9%	31	23	17	6	64.6%	71
Weighted Average	71.3%	1,324	1,003	722	281	49.5%	1,817

Weekly clearance rate, combined capital cities



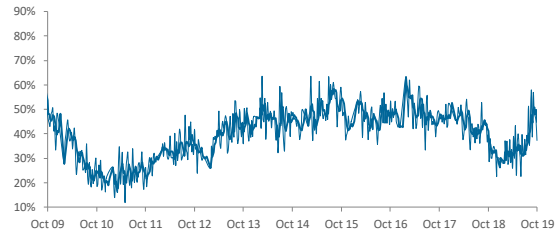
Weekly clearance rate, Melbourne



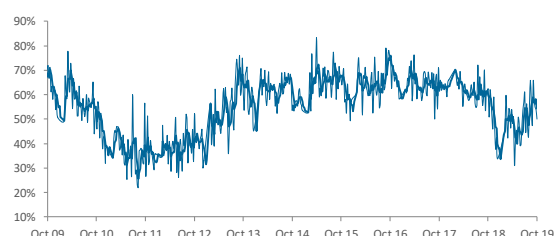
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	70.0%	33	20
Baulkham Hills and Hawkesbury	63.6%	17	11
Blacktown	n.a.	3	2
City and Inner South	79.3%	36	29
Eastern Suburbs	80.0%	39	35
Inner South West	87.0%	28	23
Inner West	91.7%	20	12
North Sydney and Hornsby	83.8%	52	37
Northern Beaches	72.2%	27	18
Parramatta	83.3%	17	12
Ryde	80.0%	20	15
South West	n.a.	4	4
Sutherland	80.0%	20	15

Melbourne sub-regions

Inner	75.4%	150	114
Inner East	73.6%	81	72
Inner South	90.2%	79	61
North East	71.7%	112	92
North West	74.7%	86	75
Outer East	81.6%	58	49
South East	72.6%	79	62
West	60.0%	101	80
Mornington Peninsula	66.7%	30	24

Regional auction results

Hunter	71.4%	28	14
Wollongong	53.6%	36	28
Gold Coast	40.0%	68	40
Sunshine Coast	n.a.	18	9
Geelong	70.0%	27	20

— 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.



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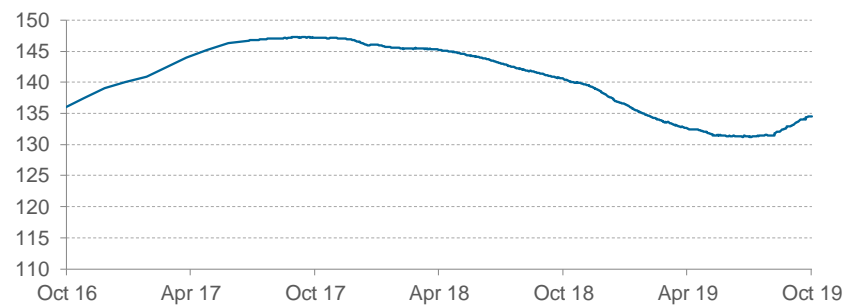
All data to week ending 6 October 2019

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.3%	1.6%	-0.7%	-4.4%
Melbourne	0.1%	1.5%	-0.6%	-3.5%
Brisbane	-0.1%	0.1%	-2.0%	-2.1%
Adelaide	0.0%	-0.1%	-1.6%	-1.1%
Perth	-0.1%	-0.7%	-6.8%	-9.0%
Combined 5 capitals	0.1%	1.1%	-1.5%	-4.2%

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

Daily home value index, 5 capital city aggregate

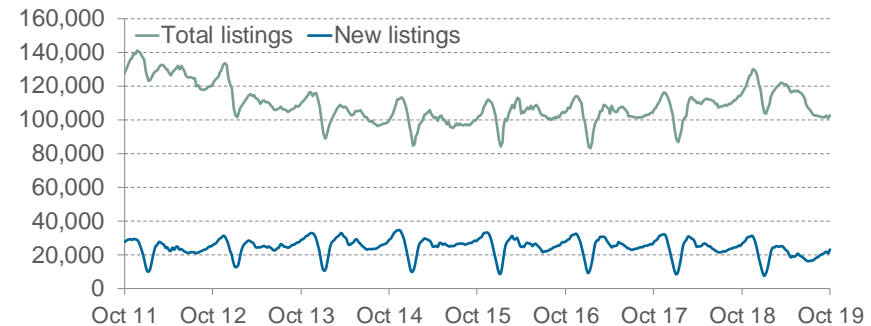


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	6,127	-12.0%	22,735	-20.9%
Melbourne	7,287	-15.2%	30,355	-10.6%
Brisbane	3,720	-14.0%	19,126	-6.4%
Adelaide	1,877	-4.1%	8,000	1.0%
Perth	2,851	-14.7%	17,773	-10.8%
Hobart	317	-18.7%	1,007	-2.8%
Darwin	117	-36.1%	1,380	-4.5%
Canberra	643	-8.0%	2,181	2.1%
Combined capitals	22,939	-13.3%	102,557	-11.3%

Number of homes for sale, combined capital cities

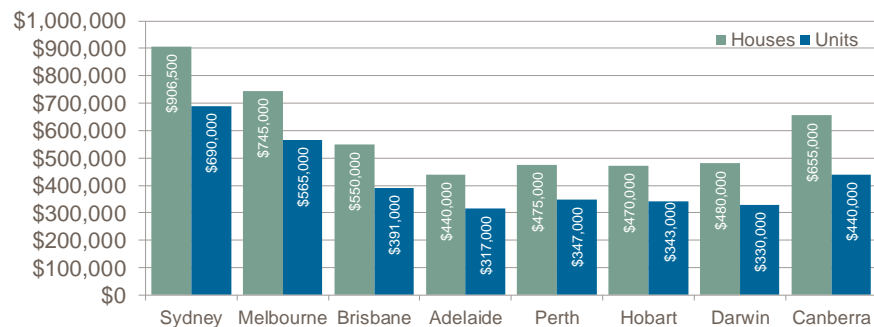


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,356	\$906,500	1,473	\$690,000
Melbourne	2,480	\$745,000	1,263	\$565,000
Brisbane	1,366	\$550,000	362	\$391,000
Adelaide	719	\$440,000	137	\$317,000
Perth	1,007	\$475,000	282	\$347,000
Hobart	156	\$470,000	52	\$343,000
Darwin	37	\$480,000	21	\$330,000
Canberra	247	\$655,000	145	\$440,000
Combined Capitals	8,368	\$690,985	3,735	\$562,612

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.

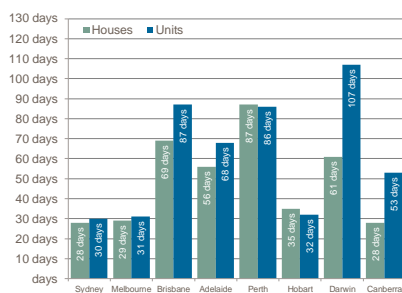
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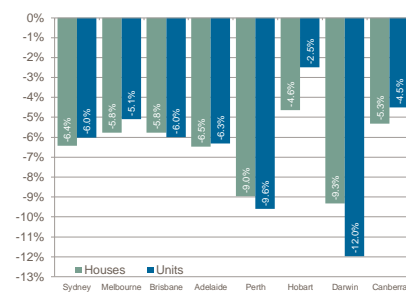
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	28 days	-6.0%	30 days	-5.9%
Melbourne	29 days	-5.7%	31 days	-5.4%
Brisbane	69 days	-5.8%	87 days	-6.3%
Adelaide	56 days	-6.7%	68 days	-6.8%
Perth	87 days	-9.1%	86 days	-10.2%
Hobart	35 days	-5.3%	32 days	-3.6%
Darwin	61 days	-10.4%	107 days	-9.3%
Canberra	28 days	-5.1%	53 days	-4.7%

Median time on market



Average vendor discounting

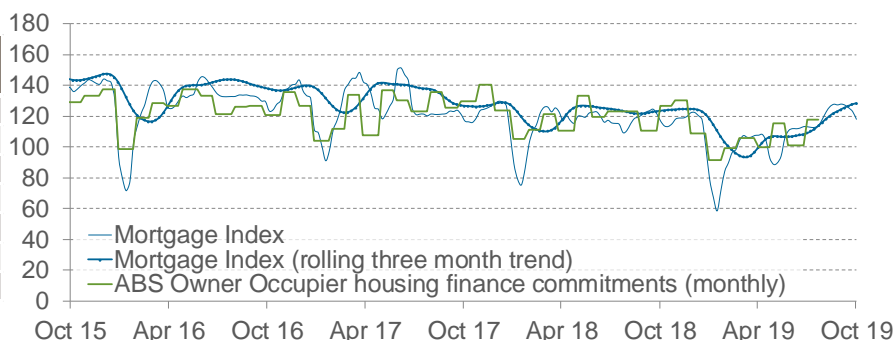


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	118.0	-7.7%	3.2%
NSW	148.3	-8.5%	3.4%
QLD	114.6	-6.5%	3.7%
SA	87.7	-5.7%	2.1%
TAS	89.0	-6.8%	0.6%
VIC	127.4	-7.0%	3.0%
WA	85.9	-11.4%	2.3%

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



**42 Durack St,
Downer, ACT**
4 bed, 3 bath, 2 car House
\$1,550,000
Home.Byholly
Dickson



**3 Fernyhough Cres,
Lyneham, ACT**
4 bed, 4 bath, 3 car House
\$1,360,000
Alpha Commercial Property

New South Wales



**7 Hill St,
Queenscliff, NSW**
4 bed, 3 bath, 1 car House
\$3,450,000
Clarke & Humel Property
Manly



**12 Winchester Rd
Clovelly, NSW**
4 bed, 2 bath, 1 car house
\$2,980,000
Richardson & Wrench
Elizabeth Bay / Potts Point

Northern Territory



**70 Lagoon Rd,
Knuckey Lagoon, NT**
5 bed, 2 bath, 2 car House
\$860,000
Elders Real Estate
Palmerston & Virginia



**35 Whittaker Rd,
Noonamah, NT**
4 bed, 2 bath, 6 car House
\$635,000
LJ Hooker
Darwin

Queensland



**8 Buckland St,
Holland Park West, Qld**
5 bed, 3 bath, 2 car House
\$3,400,000
Harcourts Beyond
Sunnybank



**38 Portside Pl,
Bulimba, Qld**
4 bed, 3 bath, 2 car House
\$2,400,000
Re/Max Riverside
Graceville

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Top two sales over the past week, states and territories

South Australia



**173 Jeffcott St,
North Adelaide, SA**
9 bed, 7 bath, 2 car House
\$1,650,000
Smallacombe Real Estate
Burnside



**46 McDonald Gr,
West Lakes, SA**
4 bed, 3 bath, 2 car House
\$1,200,000
Ray White
Unley

Tasmania



**470A Tinderbox Rd,
Tinderbox, Tas**
2 bed, 1 bath, 2 car House
\$910,000
Harcourts
Kingborough - Kingston



**18 York St,
Bellerive, Tas**
3 bed, 1 bath, 1 car House
\$820,000
Raine & Horne
Eastern Shore

Victoria



**9 Bayview St,
Northcote, Vic**
5 bed, 3 bath, 2 car House
\$3,500,050
Jellis Craig
Northcote



**109 Ruskin St,
Elwood, Vic**
3 bed, 3 bath, 0 car House
\$3,075,000
Chisholm & Gamon Property
Elwood

Western Australia



**92 Blencowe St,
West Leederville, WA**
5 bed, 3 bath, 0 car House
\$2,510,000
Realmark Urban
Floreat



**21 Lawler St,
Subiaco, WA**
4 bed, 2 bath, 0 car House
\$2,060,000
The Property Exchange
Subiaco

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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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