

# CoreLogic Property Market Indicator Summary

All data to week ending 17 November 2019

## Combined capital cities see the 2<sup>nd</sup> busiest auction week all year with 2,571 homes taken to auction

There were 2,571 homes taken to auction across the combined capital cities this week, up from 2,412 over the previous week making it the 2<sup>nd</sup> busiest auction week all year. Preliminary results show a clearance rate of 74.1 per cent, compared to last week's final clearance rate of 70.6 per cent. One year ago, 2,745 auctions were held across the combined capitals, with only 42.0 per cent returning a successful result. Melbourne saw 1,241 homes taken to auction this week returning a preliminary clearance rate of 77.0 per cent. This week was also the 2<sup>nd</sup> busiest auction week for Melbourne this year. Over the previous week, 1,032 homes were taken to auction, returning a final clearance rate of 71.7 per cent. This time last year, a clearance rate of 41.3 per cent was recorded across 1,401 auctions. There were 932 homes taken to auction across Sydney this week with preliminary results showing a clearance rate of 77.2 per cent. The previous week saw a final clearance rate of 76.8 per cent across a similar number of auctions (948). One year ago, 875 auctions were held across Sydney returning a final clearance rate of 42.8 per cent. Across the smaller auction markets, Adelaide saw an increase in auction volumes week-on-week while Brisbane, Canberra and Perth saw fewer homes taken to auction over the week. Tasmania saw no change in auction numbers week-on-week with a total of 5 properties taken to auction.

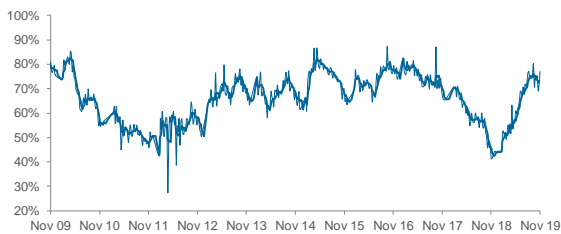
### Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	77.2%	932	711	549	162	42.8%	875
Melbourne	77.0%	1,241	1,024	788	236	41.3%	1,401
Brisbane	45.1%	124	82	37	45	34.9%	182
Adelaide	60.6%	149	94	57	37	59.0%	114
Perth	52.6%	42	19	10	9	28.0%	58
Tasmania	n.a.	5	3	1	2	n.a.	8
Canberra	79.0%	78	62	49	13	48.5%	107
<b>Weighted Average</b>	<b>74.1%</b>	<b>2,571</b>	<b>1,995</b>	<b>1,491</b>	<b>504</b>	<b>42.0%</b>	<b>2,745</b>

### Weekly clearance rate, combined capital cities



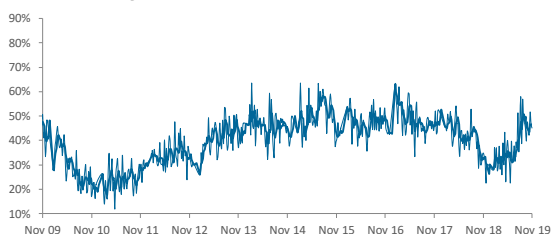
### Weekly clearance rate, Melbourne



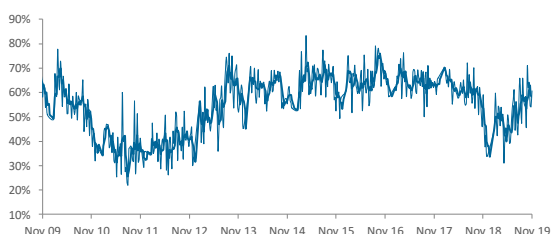
### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



— Weekly auction clearance rate — 4 week average

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Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	59.4%	47	32
Baulkham Hills and Hawkesbury	73.7%	27	19
Blacktown	n.a.	9	5
City and Inner South	79.5%	89	73
Eastern Suburbs	75.6%	119	90
Inner South West	76.2%	110	84
Inner West	83.1%	82	71
North Sydney and Hornsby	82.2%	154	118
Northern Beaches	82.1%	93	67
Outer South West	n.a.	10	9
Outer West and Blue Mountains	n.a.	12	9
Parramatta	81.6%	46	38
Ryde	83.3%	66	48
South West	70.0%	24	20
Sutherland	73.1%	40	26

### Melbourne sub-regions

Inner	77.6%	222	183
Inner East	84.7%	187	170
Inner South	84.1%	178	138
North East	76.8%	133	112
North West	67.7%	114	99
Outer East	81.8%	93	77
South East	71.4%	120	98
West	71.6%	145	109
Mornington Peninsula	54.3%	45	35

### Regional auction results

Hunter	71.9%	51	32
Wollongong	65.9%	51	41
Gold Coast	53.9%	50	13
Sunshine Coast	n.a.	27	7
Geelong	50.0%	35	20

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.



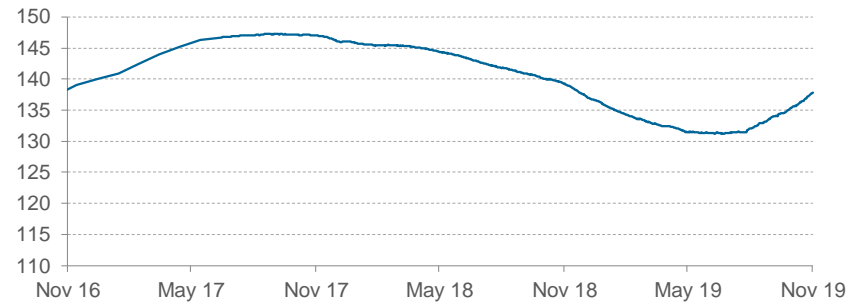
# CoreLogic Property Market Indicator Summary

All data to week ending 17 November 2019

## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.7%	2.2%	2.4%	-0.2%
Melbourne	0.5%	2.0%	2.6%	0.4%
Brisbane	0.1%	0.9%	-0.7%	-1.0%
Adelaide	0.0%	0.6%	-1.0%	-0.6%
Perth	-0.2%	-0.2%	-7.2%	-8.3%
<b>Combined 5 capitals</b>	<b>0.4%</b>	<b>1.7%</b>	<b>0.8%</b>	<b>-1.0%</b>

## Daily home value index, 5 capital city aggregate



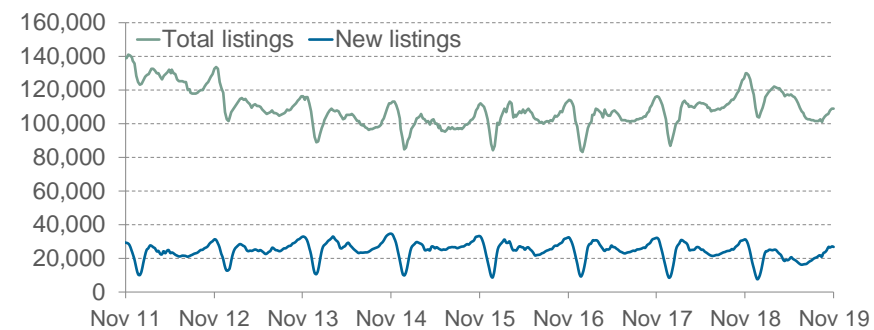
\*The monthly change is the change over the past 28 days.

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	6,936	-10.4%	24,179	-24.1%
Melbourne	8,678	-10.7%	32,386	-16.4%
Brisbane	4,075	-17.5%	20,350	-9.7%
Adelaide	2,345	-10.8%	8,758	-4.2%
Perth	3,323	-26.0%	18,450	-16.3%
Hobart	383	-21.8%	1,062	-14.7%
Darwin	163	-20.9%	1,357	-8.7%
Canberra	754	-22.1%	2,412	-9.6%
<b>Combined capitals</b>	<b>26,657</b>	<b>-14.5%</b>	<b>108,954</b>	<b>-16.0%</b>

## Number of homes for sale, combined capital cities

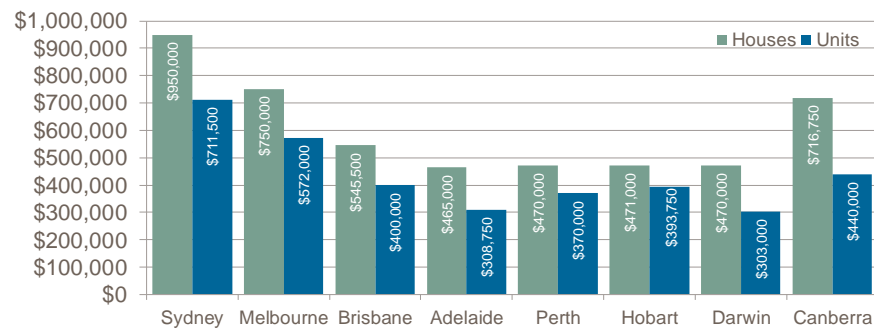


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,785	\$950,000	1,574	\$711,500
Melbourne	3,111	\$750,000	1,389	\$572,000
Brisbane	1,383	\$545,500	321	\$400,000
Adelaide	837	\$465,000	164	\$308,750
Perth	1,151	\$470,000	299	\$370,000
Hobart	183	\$471,000	38	\$393,750
Darwin	56	\$470,000	33	\$303,000
Canberra	280	\$716,750	131	\$440,000
<b>Combined Capitals</b>	<b>9,786</b>	<b>\$712,937</b>	<b>3,949</b>	<b>\$579,052</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.

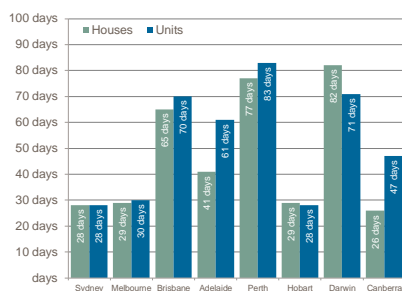
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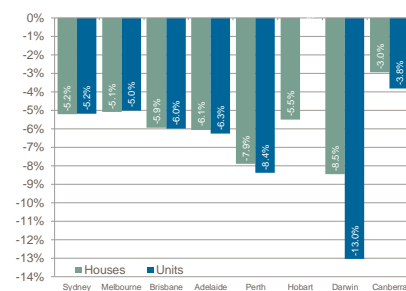
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	28 days	-5.2%	28 days	-5.2%
Melbourne	29 days	-5.1%	30 days	-5.0%
Brisbane	65 days	-5.9%	70 days	-6.0%
Adelaide	41 days	-6.1%	61 days	-6.3%
Perth	77 days	-7.9%	83 days	-8.4%
Hobart	29 days	-5.5%	28 days	n.a.
Darwin	82 days	-8.5%	71 days	-13.0%
Canberra	26 days	-3.0%	47 days	-3.8%

## Median time on market



## Average vendor discounting

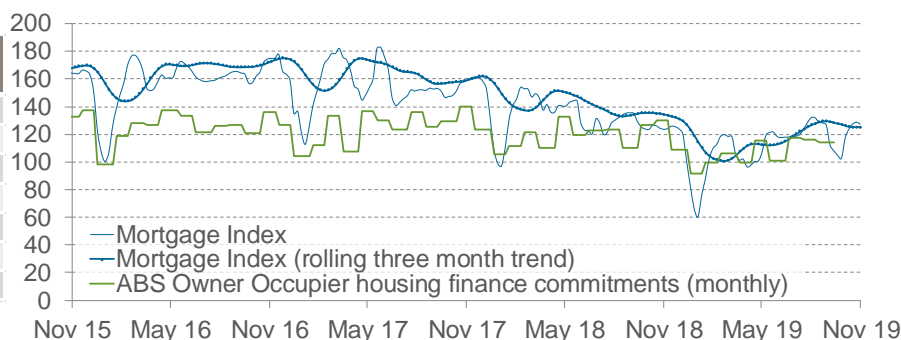


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	127.2	8.7%	-0.8%
NSW	136.0	10.4%	0.7%
QLD	150.1	6.0%	-1.8%
SA	107.6	7.2%	0.1%
TAS	104.6	11.7%	-0.3%
VIC	132.8	11.0%	-0.1%
WA	108.5	3.2%	-2.2%

## 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 17 November 2019

Top two sales over the past week, states and territories

## Australian Capital Territory



**8 Hunter Street,  
Yarralumla, ACT**  
5 bed, 3 bath, 2 car house  
\$3,675,000  
Peter Blackshaw  
Manuka



**12 Bremer Street,  
Griffith, ACT**  
5 bed, 3 bath, 4 car house  
\$3,300,000  
Luton Properties  
Manuka

## New South Wales



**32 Barker Road,  
Strathfield, NSW**  
5 bed, 5 bath, 2 car house  
\$6,050,000  
Georges Ellis & Co



**3a Pembroke Street,  
Bronte, NSW**  
4 bed, 3 bath, 2 car house  
\$5,050,000  
Trow Jones

## Northern Territory



**8 Cooper Street,  
Fannie Bay, NT**  
5 bed, 3 bath, 2 car house  
\$897,000  
Real Estate Central  
Darwin City



**21 Peckham Court,  
Gunn, NT**  
5 bed, 3 bath, 2 car house  
\$700,000  
Elders  
Palmerston/Virginia

## Queensland



**2102/47 Byron Street,  
Bulimba, Qld**  
4 bed, 2 bath, 4 car unit  
\$2,810,000  
Place  
Kangaroo Point



**25 Bulimba Street,  
Bulimba, Qld**  
4 bed, 3 bath, 2 car house  
\$2,400,000  
Place  
New Farm



# CoreLogic Property Market Indicator Summary

All data to week ending 17 November 2019

Top two sales over the past week, states and territories

## South Australia



**141 Gover Street,  
North Adelaide, SA**  
4 bed, 3 bath house  
\$1,410,000  
Belle Property  
Unley



**16 Tyne Street,  
Gilberton, SA**  
3 bed, 2 bath, 3 car house  
\$1,365,000  
Klemich Real Estate

## Tasmania



**4 Powell Street,  
Sandy Bay, Tas**  
4 bed, 2 bath house  
\$1,062,500  
Ray White  
Hobart



**6 Apsley Street,  
South Hobart, Tas**  
3 bed, 2 bath, 1 car house  
\$820,000  
Knight Frank  
Tasmania

## Victoria



**7 Wrixon Street,  
Kew, Vic**  
5 bed, 5 bath, 2 car house  
\$6,650,000  
Marshall White  
Boroondara



**14 Neath Street,  
Surrey Hills, Vic**  
5 bed, 2 bath, 2 car house  
\$3,843,000  
Fletchers  
Canterbury

## Western Australia



**1 Fraser Street,  
Swanbourne, WA**  
4 bed, 1 bath house  
\$2,100,000  
Ray White  
Cottesloe/Mosman Park



**15 Cowrie Crescent,  
Mount Pleasant, WA**  
3 bed, 1 bath house  
\$1,700,000  
Colleen Gandini Residential  
Applecross

# CoreLogic Property Market Indicator Summary

*All data to week ending 17 November 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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