

# CoreLogic Property Market Indicator Summary

All data to week ending 24 November 2019

## Similar auction volumes week-on-week with 2,599 homes going under the hammer across the combined capital cities

There were 2,599 homes taken to auction across the combined capital cities this week, returning a preliminary auction clearance rate of 72.9 per cent. Last week, 2,590 auctions were held and the final clearance rate came in at 70.1 per cent. Over the same week last year, auction volumes were higher with 2,701 homes going under the hammer across the combined capital cities, returning a final auction clearance rate of just 41.9 per cent. In Melbourne, a preliminary auction clearance rate of 73.2 per cent was recorded across 1,217 auctions this week, while last week there were 1,242 auctions returning a final clearance rate of 74.3 per cent. One year ago, the clearance rate was just 41.4 per cent across 1,132 auctions. There were 934 auctions held in Sydney this week, returning a preliminary clearance rate of 82.3 per cent. In comparison, there were 947 auctions held over the previous week and the final auction clearance rate was 71.9 per cent. One year ago, 1,035 auctions were held and the clearance rate came in at 44.8 per cent. Over the next few weeks we will see the depth of buyer demand tested, with an increase in the number of properties taken to auction. Next week we are expecting auction numbers to lift by around 14%, to be the biggest week of auctions held so far this year. Clearance rates across the largest cities have mostly remained above 70% since July, implying that vendors remain in a strong selling position. With advertised supply remaining low and buyer demand rising, FOMO has once again become a factor in the market as buyers sense some urgency to buy before prices rise further. With auction volumes set to rise, it will be important to see whether clearance rates can hold up under the increased level of supply being brought to market over the coming weeks.

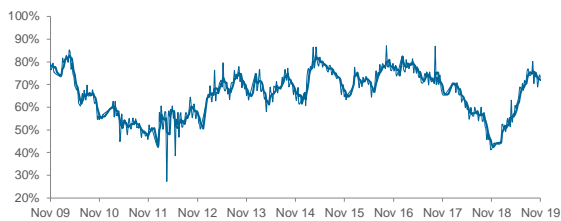
### Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	82.3%	934	707	582	125	44.8%	1,035
Melbourne	73.2%	1,217	970	710	260	41.4%	1,132
Brisbane	46.4%	184	140	65	75	33.5%	189
Adelaide	59.0%	122	78	46	32	45.5%	152
Perth	27.3%	39	11	3	8	15.8%	46
Tasmania	n.a.	4	3	1	2	n.a.	2
Canberra	67.0%	99	88	59	29	41.9%	145
<b>Weighted Average</b>	<b>72.9%</b>	<b>2,599</b>	<b>1,997</b>	<b>1,466</b>	<b>531</b>	<b>41.9%</b>	<b>2,701</b>

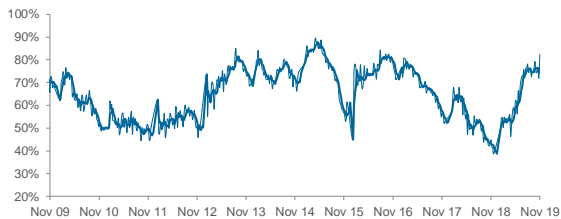
### Weekly clearance rate, combined capital cities



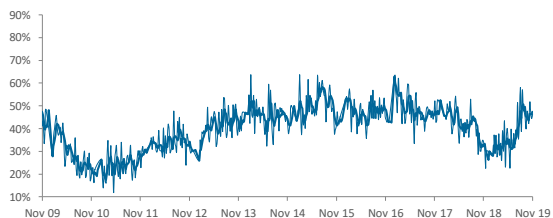
### Weekly clearance rate, Melbourne



### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



### Sydney sub-regions

	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	50.0%	15	12
Baulkham Hills and Hawkesbury	77.8%	43	27
Blacktown	85.7%	30	14
City and Inner South	85.4%	98	82
Eastern Suburbs	87.5%	102	80
Inner South West	82.9%	101	70
Inner West	85.3%	78	61
North Sydney and Hornsby	81.9%	153	127
Northern Beaches	88.2%	89	68
Outer South West	76.9%	18	13
Outer West and Blue Mountains	n.a.	7	3
Parramatta	79.1%	65	43
Ryde	89.2%	46	37
South West	65.4%	32	26
Sutherland	74.4%	55	43

### Melbourne sub-regions

Inner	70.3%	199	165
Inner East	73.8%	178	145
Inner South	77.2%	192	145
North East	74.2%	159	128
North West	73.0%	124	111
Outer East	75.3%	94	73
South East	75.3%	112	89
West	62.8%	111	86
Mornington Peninsula	80.0%	43	25

### Regional auction results

Hunter	57.1%	34	28
Wollongong	80.0%	20	15
Gold Coast	38.6%	70	44
Sunshine Coast	31.6%	36	19
Geelong	61.3%	39	31

— 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.

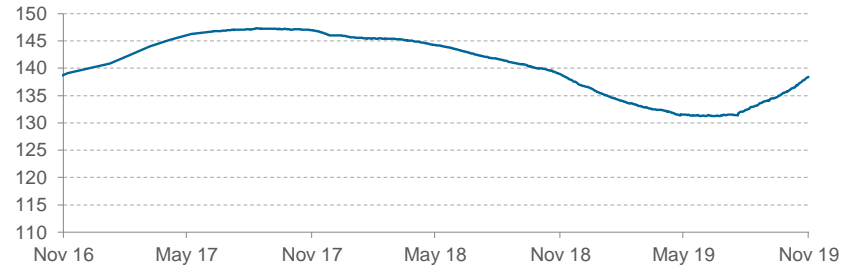
# CoreLogic Property Market Indicator Summary

All data to week ending 24 November 2019

## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.5%	2.5%	3.0%	0.7%
Melbourne	0.5%	1.9%	3.1%	1.2%
Brisbane	0.3%	0.9%	-0.5%	-0.7%
Adelaide	0.1%	0.4%	-0.9%	-0.5%
Perth	0.4%	0.3%	-6.8%	-7.9%
<b>Combined 5 capitals</b>	<b>0.5%</b>	<b>1.8%</b>	<b>1.3%</b>	<b>-0.3%</b>

## Daily home value index, 5 capital city aggregate



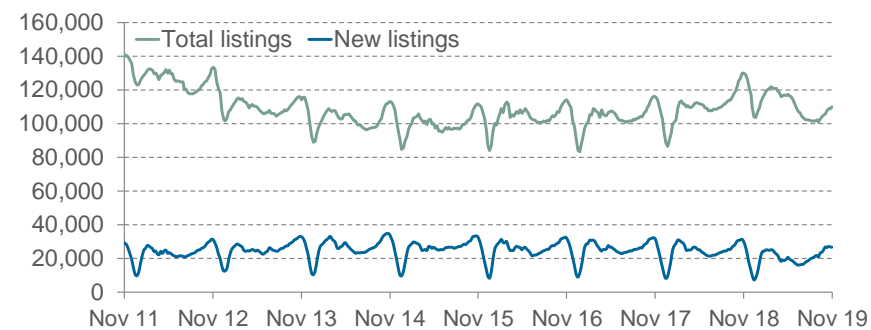
\*The monthly change is the change over the past 28 days.

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	6,879	-3.2%	24,360	-23.1%
Melbourne	8,603	-7.4%	32,862	-15.7%
Brisbane	4,039	-13.6%	20,704	-8.1%
Adelaide	2,362	-10.3%	8,878	-4.0%
Perth	3,392	-23.0%	18,312	-16.6%
Hobart	396	-23.3%	1,087	-15.4%
Darwin	121	-39.2%	1,324	-9.7%
Canberra	761	-16.6%	2,430	-8.7%
<b>Combined capitals</b>	<b>26,553</b>	<b>-10.7%</b>	<b>109,957</b>	<b>-15.3%</b>

## Number of homes for sale, combined capital cities

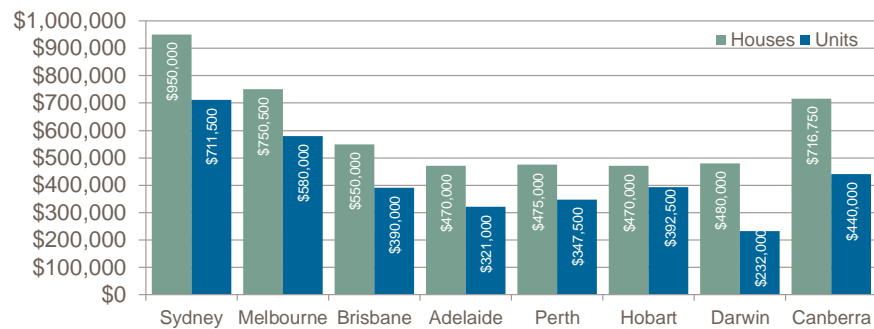


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,823	\$950,000	1,638	\$711,500
Melbourne	3,156	\$750,500	1,456	\$580,000
Brisbane	1,458	\$550,000	339	\$390,000
Adelaide	844	\$470,000	167	\$321,000
Perth	1,148	\$475,000	295	\$347,500
Hobart	193	\$470,000	52	\$392,500
Darwin	46	\$480,000	28	\$232,000
Canberra	294	\$716,750	131	\$440,000
<b>Combined Capitals</b>	<b>9,962</b>	<b>\$714,497</b>	<b>4,106</b>	<b>\$580,320</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.

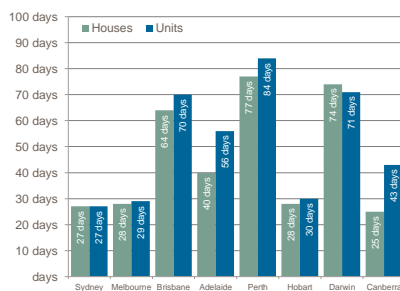
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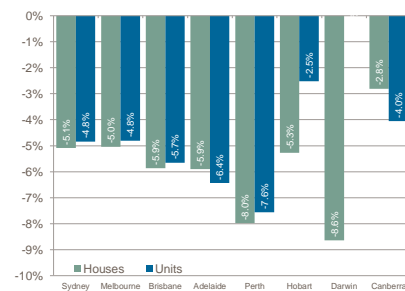
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	27 days	-5.1%	27 days	-4.8%
Melbourne	28 days	-5.0%	29 days	-4.8%
Brisbane	64 days	-5.9%	70 days	-5.7%
Adelaide	40 days	-5.9%	56 days	-6.4%
Perth	77 days	-8.0%	84 days	-7.6%
Hobart	28 days	-5.3%	30 days	-2.5%
Darwin	74 days	-8.6%	71 days	n.a.
Canberra	25 days	-2.8%	43 days	-4.0%

## Median time on market



## Average vendor discounting

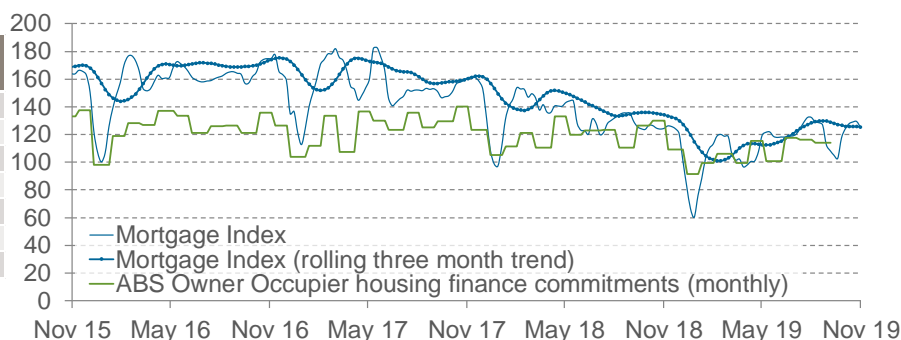


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	125.2	1.0%	-0.3%
NSW	135.3	6.0%	1.3%
QLD	147.7	3.4%	-1.8%
SA	109.5	6.8%	0.8%
TAS	101.5	0.9%	1.0%
VIC	129.6	-4.1%	0.4%
WA	104.3	-4.7%	-2.1%

## 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.

# CoreLogic Property Market Indicator Summary

All data to week ending 24 November 2019

Top two sales over the past week, states and territories

## Australian Capital Territory



**16 Yapunyah Street,  
O'Connor, ACT**  
5 bed, 2 bath house  
\$1,900,000  
L J Hooker  
Dickson



**17 Babbage Crescent,  
Griffith, ACT**  
4 bed, 2 bath, 2 car house  
\$1,700,000  
Peter Blackshaw  
Manuka

## New South Wales



**34 Sherwin Street,  
Henley, NSW**  
5 bed, 2 bath, 3 car house  
\$4,920,000  
Roger Mickhail Property  
Drummoyne



**2/47 Bradleys Head Road,  
Mosman, NSW**  
4 bed, 2 bath, 1 car unit  
\$4,700,000  
Raine & Horne  
Mosman

## Northern Territory



**1 Crown Court,  
Durack, NT**  
4 bed, 2 bath house  
\$480,000  
L J Hooker  
Darwin



**15 Deane Crescent,  
Rosebery, NT**  
4 bed, 2 bath house  
\$445,000  
Call2View Real Estate  
Palmerston

## Queensland



**100 Oriel Road,  
Clayfield, Qld**  
4 bed, 3 bath, 6 car house  
\$4,100,000  
Ray White  
Ascot



**9 Ryan Avenue,  
Balmoral, Qld**  
5 bed, 4 bath, 2 car house  
\$3,500,000  
Belle Property  
Bulimba



# CoreLogic Property Market Indicator Summary

All data to week ending 24 November 2019

Top two sales over the past week, states and territories

## South Australia



**45 Denman Terrace,  
Lower Mitcham, SA**  
4 bed, 2 bath house  
\$1,450,000  
Harcourts Collective



**12 Gurrs Road,  
Kensington Park, SA**  
4 bed, 2 bath, 2 car house  
\$1,225,000  
Ray White  
Norwood

## Tasmania



**668 Sandy Bay Road,  
Sandy Bay, Tas**  
1 bed, 1 bath house  
\$1,850,000  
Harcourts Signature  
Rosny



**8 James Avenue,  
Kingston Beach, Tas**  
3 bed, 2 bath, 1 car house  
\$1,140,000  
Charlotte Peterswald  
Battery Point

## Victoria



**41 Drake Street,  
Brighton, Vic**  
4 bed, 4 bath, 1 car house  
\$3,850,000  
Buxton Real Estate  
Brighton



**50 Wandsworth Road,  
Surrey Hills, Vic**  
4 bed, 3 bath, 1 car house  
\$3,750,000  
Jellis Craig  
Boroondara

## Western Australia



**34 Melvista Avenue,  
Claremont, WA**  
4 bed, 2 bath, 2 car house  
\$2,550,000  
Gordon Davies Real Estate  
Dalkeith



**60 Grant Street,  
Cottesloe, WA**  
3 bed, 1 bath, 1 car house  
\$1,850,000  
Shellabears  
Cottesloe

# CoreLogic Property Market Indicator Summary

*All data to week ending 24 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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