

CoreLogic Property Market Indicator Summary

All data to week ending 3 November 2019

Capital city auction volumes down 41.5% over the week as Melbourne goes to the races

This week, there were 41.5% fewer homes taken to auction across the combined capital cities with activity significantly lower across Melbourne as the city is brought to a halt amidst the Spring Racing Carnival. There were 1,535 capital city homes auctioned this week, lower than the 2,622 last week and similar to the 1,541 auctions held over the same week one year ago. The lower week-on-week activity returned a preliminary auction clearance rate of 73.6% which was lower than last week's preliminary figure of 75.3% across the higher volumes, which later revised down to 72.2% at final figures. There were 254 Melbourne homes taken to auction this week; the lower volumes is what we traditionally see the week just prior to the Melbourne cup festivities, while also coming off the back of the busiest week for auctions this year last week (1,528). The lower volumes this week saw the preliminary clearance rate fall, with 73.3% of homes selling after last week's final auction clearance rate of 75.1%. A preliminary auction clearance rate of 79.4% was recorded across Sydney this week, improving on last week's final clearance rate of 74.3% per cent. There were 832 auctions held across the city this week, increasing on last week's 771 and higher than one year ago (813).

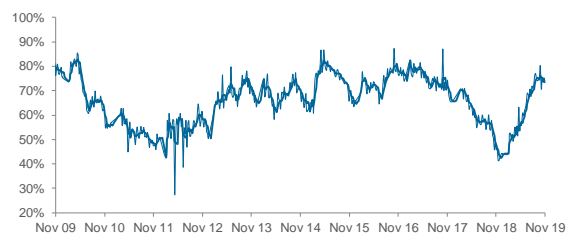
Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	79.4%	832	613	487	126	45.3%	798
Melbourne	73.3%	254	206	151	55	48.6%	1,709
Brisbane	55.4%	173	101	56	45	30.1%	151
Adelaide	64.9%	142	77	50	27	57.6%	133
Perth	58.3%	39	12	7	5	30.8%	36
Tasmania	n.a.	6	2	2	0	n.a.	1
Canberra	74.6%	89	63	47	16	50.0%	100
Weighted Average	73.6%	1,535	1,074	800	274	47.0%	2,928

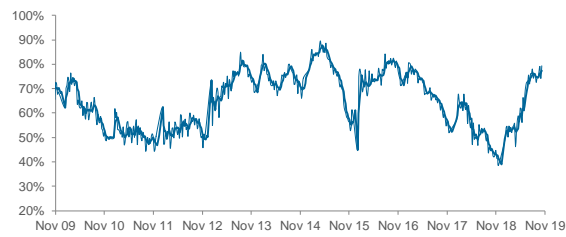
Weekly clearance rate, combined capital cities



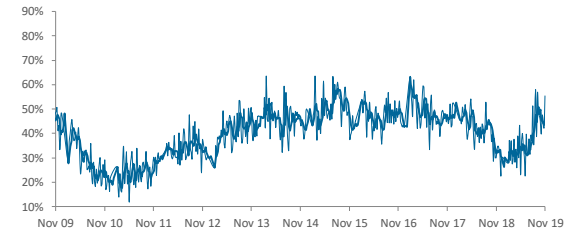
Weekly clearance rate, Melbourne



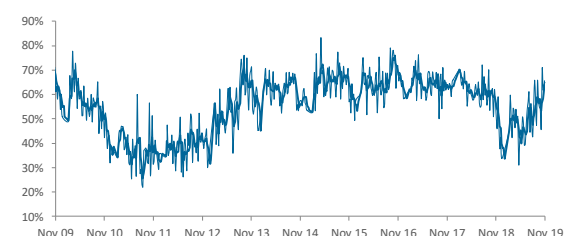
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	45.0%	30	20
Baulkham Hills and Hawkesbury	84.9%	46	33
Blacktown	n.a.	10	9
City and Inner South	86.2%	71	58
Eastern Suburbs	78.8%	89	66
Inner South West	83.1%	95	65
Inner West	81.3%	78	64
North Sydney and Hornsby	87.2%	133	94
Northern Beaches	76.1%	86	67
Outer South West	n.a.	5	4
Outer West and Blue Mountains	n.a.	7	3
Parramatta	73.7%	47	38
Ryde	80.5%	57	41
South West	68.4%	33	19
Sutherland	84.4%	44	32

Melbourne sub-regions

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	73.7%	21	19
Inner East	86.7%	35	30
Inner South	76.2%	28	21
North East	60.9%	29	23
North West	69.2%	30	26
Outer East	80.0%	32	25
South East	66.7%	34	27
West	81.8%	30	22
Mornington Peninsula	50.0%	13	12

Regional auction results

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	74.1%	44	27
Wollongong	69.2%	36	26
Gold Coast	35.0%	50	20
Sunshine Coast	47.1%	39	17
Geelong	53.9%	20	13

— 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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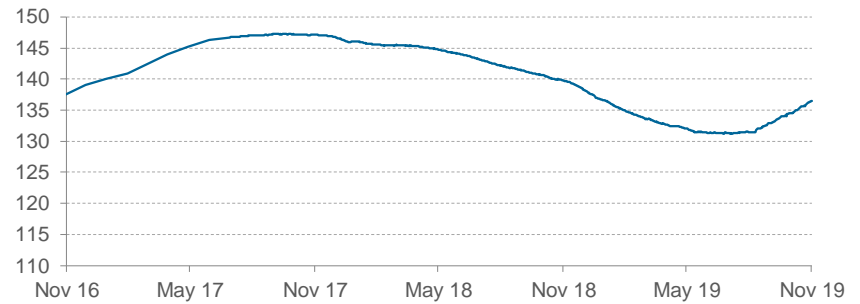
All data to week ending 3 November 2019

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.5%	1.6%	0.9%	-2.2%
Melbourne	0.4%	2.2%	1.6%	-0.9%
Brisbane	0.3%	0.9%	-1.1%	-1.2%
Adelaide	0.2%	0.5%	-1.1%	-0.9%
Perth	0.0%	-0.3%	-7.1%	-8.7%
Combined 5 capitals	0.4%	1.4%	-0.1%	-2.4%

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

Daily home value index, 5 capital city aggregate

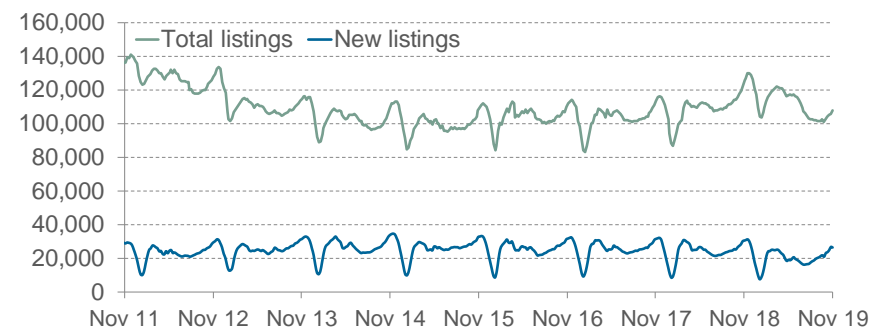


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,054	-10.1%	23,903	-22.9%
Melbourne	8,013	-16.2%	31,877	-15.0%
Brisbane	4,076	-14.6%	20,025	-8.6%
Adelaide	2,376	-1.3%	8,648	-0.2%
Perth	3,432	-19.4%	18,337	-13.8%
Hobart	372	-21.8%	1,030	-10.9%
Darwin	162	-12.4%	1,369	-4.9%
Canberra	825	-14.2%	2,413	-2.5%
Combined capitals	26,310	-13.7%	107,602	-14.2%

Number of homes for sale, combined capital cities

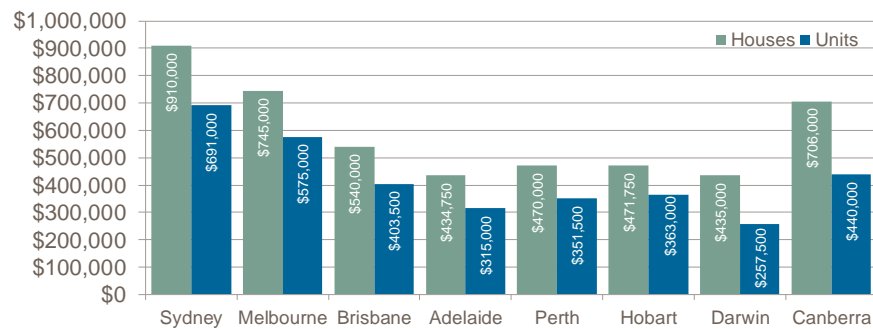


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,416	\$910,000	1,473	\$691,000
Melbourne	3,145	\$745,000	1,550	\$575,000
Brisbane	1,268	\$540,000	312	\$403,500
Adelaide	794	\$434,750	173	\$315,000
Perth	1,074	\$470,000	300	\$351,500
Hobart	166	\$471,750	37	\$363,000
Darwin	63	\$435,000	29	\$257,500
Canberra	223	\$706,000	131	\$440,000
Combined Capitals	9,149	\$692,910	4,005	\$567,658

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.

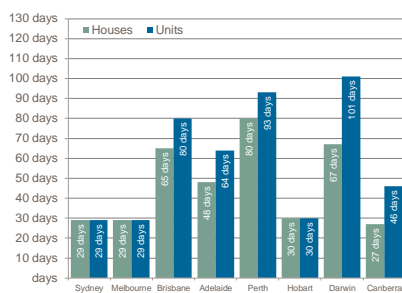
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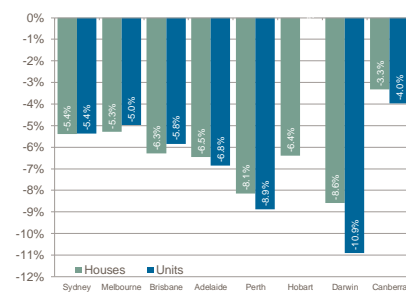
Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	29 days	-5.4%	29 days	-5.4%
Melbourne	29 days	-5.3%	29 days	-5.0%
Brisbane	65 days	-6.3%	80 days	-5.8%
Adelaide	48 days	-6.5%	64 days	-6.8%
Perth	80 days	-8.1%	93 days	-8.9%
Hobart	30 days	-6.4%	30 days	n.a.
Darwin	67 days	-8.6%	101 days	-10.9%
Canberra	27 days	-3.3%	46 days	-4.0%

Median time on market



Average vendor discounting

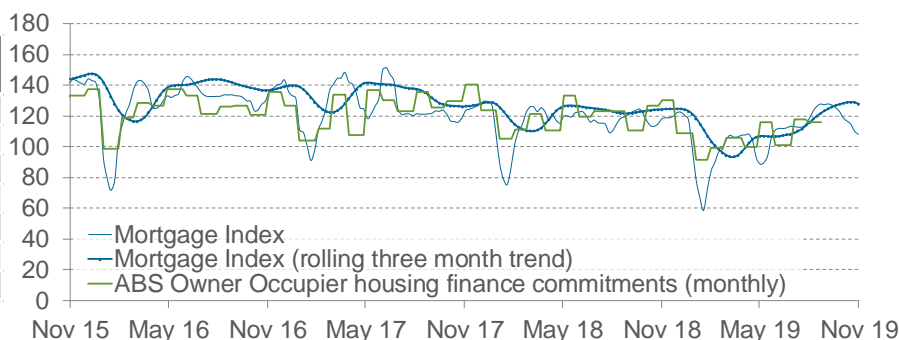


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	108.2	-9.0%	-0.4%
NSW	136.7	-8.7%	0.1%
QLD	102.4	-11.2%	-0.2%
SA	76.3	-13.5%	-1.7%
TAS	75.5	-15.7%	-3.4%
VIC	119.9	-6.2%	-0.5%
WA	79.7	-8.0%	-0.8%

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



**7 Ridley Street,
Turner, ACT**
3 bed, 2 bath, 2 car house
\$1,790,000
Hodgkinson Real Estate
Tuggeranong



**21 Hall Street,
Hall, ACT**
5 bed, 2 bath, 3 car house
\$1,650,000
Independent Property Group
Gungahlin

New South Wales



**118 Young Street,
Cremorne, NSW**
4 bed, 3 bath, 2 car house
\$7,320,000
Di Jones
Neutral Bay



**14 Pearce Street,
South Coogee, NSW**
5 bed, 3 bath, 1 car house
\$5,615,000
Phillips Pantzer Donnelley
Woollahra

Northern Territory



**14 McArthur Court,
Leanyer, NT**
5 bed, 2 bath house
\$690,000
For Sale By Owner
Australia



**15/32 McLachlan Street,
Darwin, NT**
3 bed, 3 bath, 2 car unit
\$550,000
Raine & Horne
Darwin

Queensland



**32 Enderley Avenue,
Clayfield, Qld**
5 bed, 3 bath, 3 car house
\$2,250,000
McGrath Estate Agents



**20 Hatherton Crescent,
Carindale, Qld**
6 bed, 3 bath, 2 car house
\$1,985,000
Place
Bulimba

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Top two sales over the past week, states and territories

South Australia



**13a Anglesey Avenue,
St Georges, SA**
3 bed, 2 bath, 2 car house
\$1,380,000
Belle Property
Norwood



**8 Radnor Avenue,
Rostrevor, SA**
5 bed, 3 bath, 2 car house
\$1,290,000
LJ Hooker
Adelaide/St Peters/Glynde

Tasmania



**4 Longview Avenue,
Sandy Bay, Tas**
3 bed, 2 bath, 2 car house
\$960,000
Knight Frank
Tasmania



**77 Esplanade,
Rose Bay, Tas**
2 bed, 2 bath, 2 car house
\$935,000
Ray White
Hobart

Victoria



**101/32 Beaconsfield Parade,
Albert Park, Vic**
3 bed, 3 bath, 4 car unit
\$4,100,000
Kay & Burton
Bayside



**4/12 Mountain Grove,
Kew, Vic**
4 bed, 4 bath, 4 car house
\$3,890,000
Kay & Burton
Hawthorn

Western Australia



**8 Phillips Place,
Karrinyup, WA**
4 bed, 3 bath, 2 car house
\$1,200,000
Realmark
Coastal



**56a Wichmann Road,
Attadale, WA**
4 bed, 3 bath, 2 car house
\$1,195,000
Active Property Services
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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