



# CoreLogic Property Market Indicator Summary

All data to week ending  
17 May 2020

## Auction clearance rates have strengthened, but activity remains substantially below average

This week, 400 capital city homes were scheduled for auction, with preliminary results returning a 64.0 per cent clearance rate. The previous week saw 480 homes scheduled for auction and a final clearance rate of 59.9 per cent. One year ago, there were 930 homes taken to auction and a 55.2 per cent clearance rate. It is important to interpret clearance rates with caution given auction volumes remain substantially lower than usual. Sydney, one of Australia's largest auction markets, returned a preliminary clearance rate above 70%, suggesting the relaxation in social distancing policies specific to housing are having an immediate and positive impact on home auctions, although the number of auctions remains well down on last year. In Melbourne, 118 homes were scheduled to go under the hammer this week. So far 93 auctions have been reported, returning a preliminary success rate of 60.2 per cent. The previous week saw a final clearance rate of 56.5 per cent across 163 auctions. There were 193 auctions scheduled in Sydney this week, returning a preliminary clearance rate of 73.4 per cent. In comparison, last week saw 216 homes taken to auction with a success rate of 66.3 per cent.

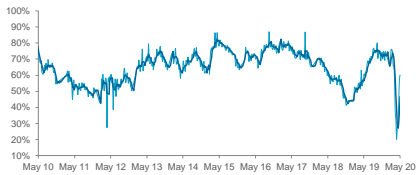
### Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	73.4%	193	124	91	33	56.5%	276
Melbourne	60.2%	118	93	56	37	60.7%	432
Brisbane	25.0%	28	16	4	12	40.0%	76
Adelaide	71.4%	10	7	5	2	50.7%	83
Perth	16.7%	8	6	1	5	21.7%	29
Tasmania	n.a.	2	0	0	0	n.a.	3
Canberra	67.9%	41	28	19	9	51.7%	31
<b>Weighted Average</b>	<b>64.0%</b>	<b>400</b>	<b>274</b>	<b>176</b>	<b>98</b>	<b>55.2%</b>	<b>930</b>

### Weekly Clearance Rate, Combined Capital Cities



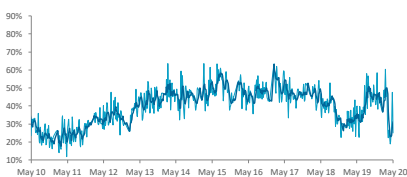
### Weekly clearance rate, Melbourne



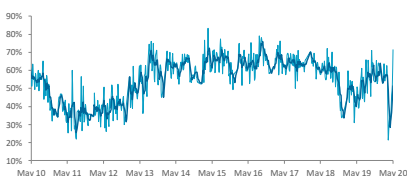
### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



	Clearance rate	Total auctions	CoreLogic auction results
<b>Sydney sub-regions</b>			
Central Coast	n.a.	5	4
Baulkham Hills and Hawkesbury	n.a.	12	4
Blacktown	n.a.	7	6
City and Inner South	64.3%	20	14
Eastern Suburbs	90.9%	14	11
Inner South West	83.3%	19	12
Inner West	80.0%	20	15
North Sydney and Hornsby	78.3%	41	23
Northern Beaches	n.a.	8	4
Outer West and Blue Mountains	n.a.	1	0
Parramatta	60.0%	17	10
Ryde	75.0%	19	16
South West	n.a.	6	3
Sutherland	n.a.	4	2
<b>Melbourne sub-regions</b>			
Inner	72.2%	18	18
Inner East	60.0%	17	15
Inner South	69.2%	20	13
North East	n.a.	8	5
North West	54.6%	13	11
Outer East	n.a.	9	6
South East	53.9%	18	13
West	n.a.	11	9
Mornington Peninsula	n.a.	4	3
<b>Regional auction results</b>			
Hunter	n.a.	24	9
Wollongong	n.a.	2	1
Gold Coast	40.0%	17	10
Sunshine Coast	n.a.	5	1
Geelong	71.4%	15	14

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.

— Weekly auction clearance rate — 4 week average

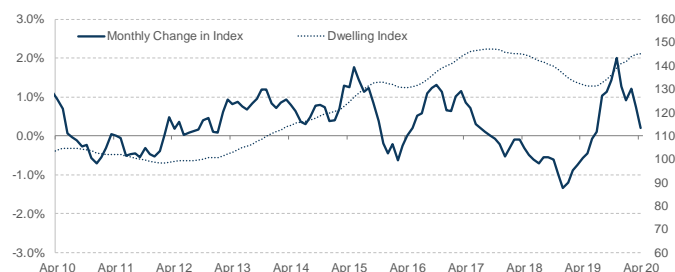
## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.0%	0.0%	4.4%	15.2%
Melbourne	-0.3%	-0.7%	2.2%	12.3%
Brisbane	0.1%	0.1%	2.1%	4.2%
Adelaide	0.1%	0.4%	1.3%	1.8%
Perth	-0.1%	0.0%	1.0%	-2.5%
<b>Combined 5 capitals</b>	<b>-0.1%</b>	<b>-0.2%</b>	<b>3.0%</b>	<b>10.4%</b>

\*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>.

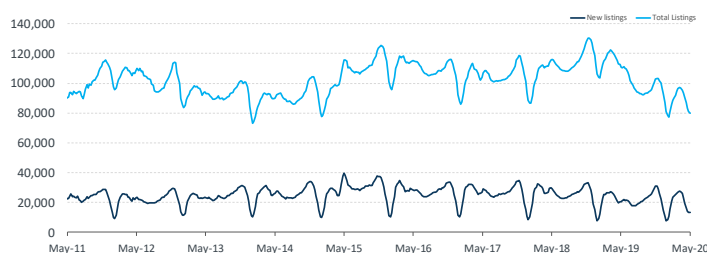
## Monthly change in home value index, 5 capital city aggregate



## Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	3,825	-24.3%	18,212	-27.1%
Melbourne	3,845	-36.0%	21,478	-23.7%
Brisbane	2,585	-31.4%	16,696	-26.0%
Adelaide	1,015	-45.5%	6,119	-28.9%
Perth	1,589	-41.6%	13,933	-34.9%
Hobart	205	-38.3%	916	-27.6%
Darwin	58	-52.5%	831	-28.0%
Canberra	349	-36.0%	1,863	-30.7%
<b>Combined Capitals</b>	<b>13,471</b>	<b>-34.0%</b>	<b>80,048</b>	<b>-27.8%</b>

## Number of homes for sale, combined capital cities

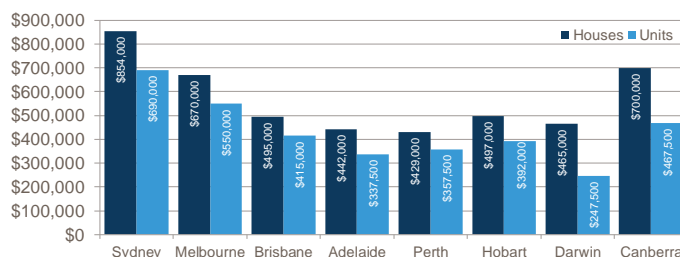


These results are calculated across properties that have been advertised for sale over the **28 days ending 10<sup>th</sup> May 2020**. A **new listing** is one which has not been previously advertised for sale within 75 days, **total listings** include new listings and properties which have been previously advertised. Our newly improved weekly listings data has benefited from the introduction of additional data sources and system enhancements. We are confident that these upgrades will provide a more reliable reflection of listings activity in the real estate market, especially as the market goes through a period of uncertainty.

## Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	810	\$854,000	412	\$690,000
Melbourne	927	\$670,000	500	\$550,000
Brisbane	432	\$495,000	106	\$415,000
Adelaide	234	\$442,000	33	\$337,500
Perth	339	\$429,000	114	\$357,500
Hobart	71	\$497,000	18	\$392,000
Darwin	42	\$465,000	18	\$247,500
Canberra	109	\$700,000	70	\$467,500
<b>Combined Capitals</b>	<b>2,964</b>	<b>\$643,268</b>	<b>1,271</b>	<b>\$550,274</b>

## Median house and unit prices



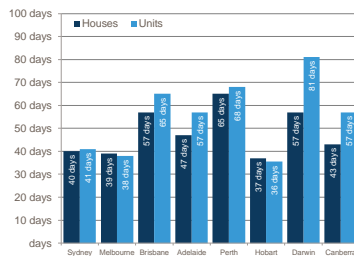
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

To access detailed analysis of some of these key indicators on a suburb level, please log into your CoreLogic Professional system or contact us on [info@corelogic.com.au](mailto:info@corelogic.com.au). Alternatively, ring **1300 734 318** to subscribe to Market Trends

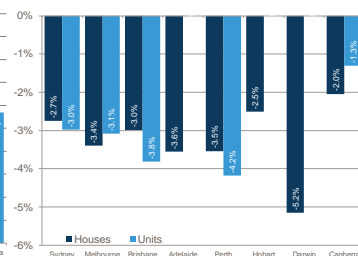
## Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	40 days	-2.7%	41 days	-3.0%
Melbourne	39 days	-3.4%	38 days	-3.1%
Brisbane	57 days	-3.0%	65 days	-3.8%
Adelaide	47 days	-3.6%	57 days	n.a.
Perth	65 days	-3.5%	68 days	-4.2%
Hobart	37 days	-2.5%	36 days	n.a.
Darwin	57 days	-5.2%	81 days	n.a.
Canberra	43 days	-2.0%	57 days	-1.3%

## Median time on market



## Median vendor discounting

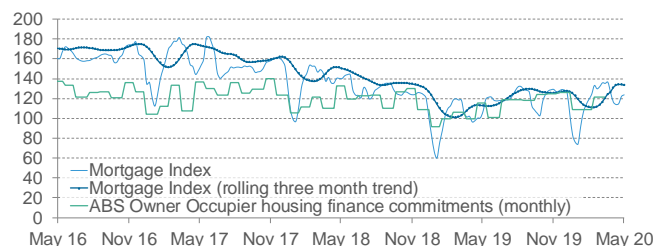


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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	123.9	6.2%	2.1%
NSW	141.5	8.4%	5.2%
QLD	114.7	0.0%	-6.0%
SA	105.0	-0.3%	1.6%
TAS	65.1	-5.8%	-9.5%
VIC	138.4	3.7%	5.9%
WA	112.8	19.9%	-0.9%

## 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



15 Kennerley Street,  
Curtin  
 🏠 4 🛋️ 2 🚗 2  
**\$1,597,500**  
*Peter Blackshaw  
Manuka*



10 Gosse Street,  
Kingston  
 🏠 3 🛋️ 2 🚗 1  
**\$1,320,000**  
*Purnell Citywide*

### New South Wales



68 Moruben Road,  
Mosman  
 🏠 5 🛋️ 4 🚗 2  
**\$7,500,000**  
*Forsyth Real Estate*



17 Hoop Pine Place,  
West Pennant Hills  
 🏠 6 🛋️ 6 🚗 6  
**\$4,500,000**  
*Louis Carr Real Estate*

### Northern Territory



16 Varney Crescent,  
Jingili  
 🏠 3 🛋️ 1 🚗 0  
**\$458,000**  
*Elders Real Estate  
Darwin*



50 Liddy Crescent,  
Farrar  
 🏠 3 🛋️ 2 🚗 2  
**\$445,000**  
*O'Donoghues First National  
Darwin*

### Queensland



37 Swan Street,  
Shorncliffe  
 🏠 5 🛋️ 3 🚗 2  
**\$1,850,000**  
*Jim McKeering Real Estate*



16 Victoria Street,  
Indooroopilly  
 🏠 4 🛋️ 3 🚗 1  
**\$1,440,000**  
*Mortland & Co*

### South Australia



15 Nicholas Walk,  
Aberfoyle Park  
 🏠 5 🛋️ 2 🚗 2  
**\$1,190,000**  
*Harcourts  
Tagni*



42 Kyle Street,  
Glenside  
 🏠 4 🛋️ 2 🚗 2  
**\$1,160,000**  
*Ous Property*

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## Top two sales over the past week, states and territories

### Tasmania



22 Allison Street,  
West Hobart

 2  1  1

**\$622,500**

*EIS Property*



204 Carella Street,  
Howrah

 4  2  1

**\$610,000**

*Petrusma Property  
Howrah*

### Victoria



1 Kyarra Street,  
Hampton

 3  2  0

**\$2,310,000**

*Nick Johnstone Real Estate*



8 Mills Street,  
Albert Park

 3  2  2

**\$1,755,000**

*Belle Property  
Albert Park*

### Western Australia



5 Edna Road,  
Dalkeith

 3  2  2

**\$2,200,000**

*William Porteous Properties*



20b Raymond Street,  
Mount Pleasant

 4  3  2

**\$1,500,000**

*Mack Hall Real Estate  
Applecross*

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