



CoreLogic Property Market Indicator Summary

All data to week ending
24 May 2020

Combined capital city preliminary clearance rate above 70% as volumes see a slight uplift

The combined capital cities returned a preliminary auction clearance rate above 70% this week, which was the highest preliminary result we've seen since early March, right before restrictions to onsite auctions and inspections were announced. The improved clearance rate was across a higher volume of auctions over the week, with 613 scheduled auctions. While volumes were higher week-on-week, they remain significantly lower than what we would usually see, with 2,055 homes taken to auction over the same week last year. While volumes remain subdued across all capital cities, Sydney has been the busiest auction market over 7 of the last 8 weeks. Given it's been a few weeks since the ban for onsite auctions and inspections were lifted, agents and vendors have had the chance to start implementing marketing campaigns, and we are likely to see volumes gradually increase each week.

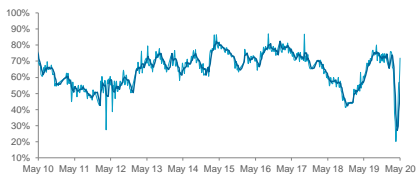
Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	77.9%	319	217	169	48	62.1%	707
Melbourne	72.0%	160	118	85	33	59.6%	968
Brisbane	45.9%	45	37	17	20	34.1%	141
Adelaide	38.5%	14	13	5	8	48.3%	137
Perth	0.0%	10	7	0	7	43.5%	32
Tasmania	n.a.	4	1	0	1	n.a.	4
Canberra	73.2%	61	41	30	11	60.7%	66
Weighted Average	70.9%	613	434	306	128	57.7%	2,055

Weekly Clearance Rate, Combined Capital Cities



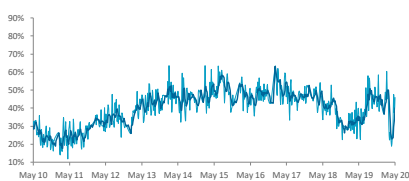
Weekly clearance rate, Melbourne



Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



	Clearance rate	Total auctions	CoreLogic auction results
Sydney sub-regions			
Central Coast	n.a.	4	2
Baulkham Hills and Hawkesbury	63.6%	15	11
Blacktown	n.a.	8	6
City and Inner South	92.0%	33	25
Eastern Suburbs	80.8%	39	26
Inner South West	83.8%	47	37
Inner West	81.8%	27	22
North Sydney and Hornsby	75.0%	49	24
Northern Beaches	78.6%	21	14
Outer West and Blue Mountains	n.a.	1	1
Parramatta	76.5%	25	17
Ryde	57.1%	26	14
South West	70.0%	15	10
Sutherland	n.a.	7	7
Melbourne sub-regions			
Inner	64.3%	34	28
Inner East	80.0%	18	15
Inner South	78.6%	31	28
North East	n.a.	9	5
North West	80.0%	12	10
Outer East	n.a.	15	7
South East	72.2%	28	18
West	n.a.	7	3
Mornington Peninsula	n.a.	5	3
Regional auction results			
Hunter	n.a.	15	8
Wollongong	20.0%	14	10
Gold Coast	40.0%	13	10
Sunshine Coast	n.a.	11	6
Geelong	n.a.	12	7

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

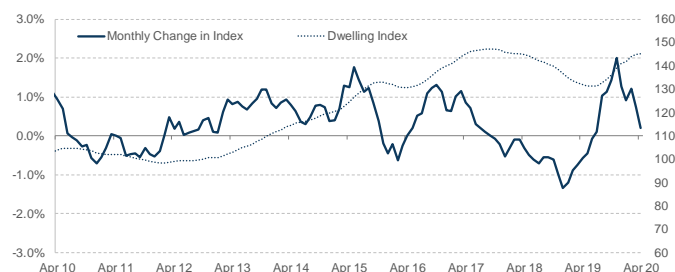
Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.2%	-0.2%	4.2%	14.8%
Melbourne	-0.3%	-0.9%	1.9%	11.9%
Brisbane	-0.1%	-0.1%	1.9%	4.2%
Adelaide	0.2%	0.6%	1.5%	2.1%
Perth	-0.2%	-0.4%	0.8%	-2.1%
Combined 5 capitals	-0.2%	-0.4%	2.8%	10.1%

*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>.

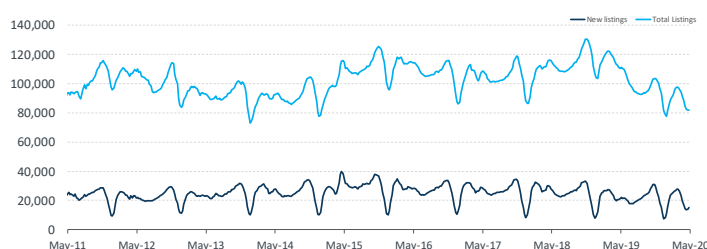
Monthly change in home value index, 5 capital city aggregate



Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	4,655	-12.4%	19,132	-23.1%
Melbourne	4,162	-32.0%	21,988	-21.9%
Brisbane	2,798	-29.2%	16,747	-26.0%
Adelaide	1,072	-44.0%	6,292	-26.7%
Perth	1,823	-36.5%	13,998	-34.2%
Hobart	223	-38.1%	916	-28.5%
Darwin	83	-40.3%	846	-26.5%
Canberra	366	-37.3%	1,898	-29.2%
Combined Capitals	15,182	-28.6%	81,817	-26.0%

Number of homes for sale, combined capital cities

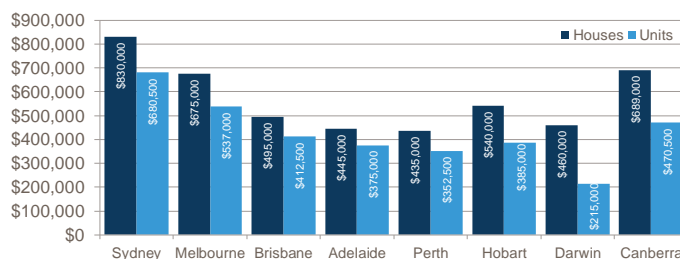


These results are calculated across properties that have been advertised for sale over the **28 days ending 17th May 2020**. A **new listing** is one which has not been previously advertised for sale within 75 days, **total listings** include new listings and properties which have been previously advertised. 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	861	\$830,000	484	\$680,500
Melbourne	939	\$675,000	535	\$537,000
Brisbane	397	\$495,000	99	\$412,500
Adelaide	223	\$445,000	23	\$375,000
Perth	380	\$435,000	126	\$352,500
Hobart	79	\$540,000	19	\$385,000
Darwin	31	\$460,000	13	\$215,000
Canberra	119	\$689,000	88	\$470,500
Combined Capitals	3,029	\$643,254	1,387	\$549,422

Median house and unit prices



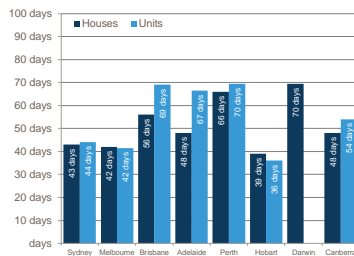
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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. Alternatively, ring **1300 734 318** to subscribe to Market Trends

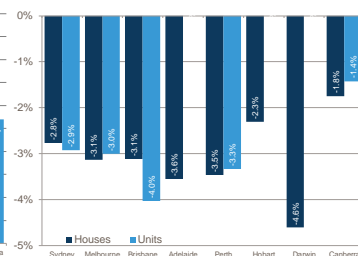
Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	43 days	-2.8%	44 days	-2.9%
Melbourne	42 days	-3.1%	42 days	-3.0%
Brisbane	56 days	-3.1%	69 days	-4.0%
Adelaide	48 days	-3.6%	67 days	n.a.
Perth	66 days	-3.5%	70 days	-3.3%
Hobart	39 days	-2.3%	36 days	n.a.
Darwin	70 days	-4.6%	n.a.	n.a.
Canberra	48 days	-1.8%	54 days	-1.4%

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	125.4	9.9%	-0.4%
NSW	143.4	11.6%	2.6%
QLD	116.4	6.5%	-8.8%
SA	105.5	3.4%	-1.2%
TAS	67.6	4.0%	-11.8%
VIC	138.1	5.8%	3.1%
WA	118.6	25.6%	-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.

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Top two sales over the past week, states and territories

Australian Capital Territory



62 Vasey Crescent,
Campbell

5 3 2

\$1,526,000

Luton Properties
Manuka



57 Atherton Street,
Downer

3 3 3

\$1,180,000

Luton Properties
Dickson

New South Wales



54 Burns Road,
Wahroonga

5 5 3

\$8,000,000

Century 21 Radar
Properties



1 Beverley Place,
Curl Curl

4 2 3

\$3,875,000

Clarke & Humel Property

Northern Territory



28 Savannah Drive,
Leanyer

4 2 0

\$718,000

Nick Mousellis Real Estate



84 Damabila Drive,
Lyons

4 2 2

\$690,000

Elders
Palmerston

Queensland



4 Banek Place,
Everton Park

5 3 3

\$1,255,000

Brenley Property Group



18 Constellation Court,
Newport

4 2 2

\$1,125,000

Waterfront Properties
Redcliffe

South Australia



28 Strathmore Avenue,
Lockleys

4 2 2

\$1,710,000

Ous Property



47 Burlington Road,
Hallett Cove

5 2 2

\$790,000

Magain Real Estate

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Top two sales over the past week, states and territories

Tasmania



9 Marlborough Street,
Sandy Bay

5 4 3

\$1,710,000

*Knight Frank
Tasmania*



36 King Street,
Sandy Bay

3 1 0

\$906,000

*Knight Frank
Tasmania*

Victoria



2 Brand Street,
Mount Waverley

6 5 3

\$3,700,000

LLC Real Estate



371 Waverley Road,
Malvern East

4 3 0

\$2,105,000

*Marshall White
Stonnington*

Western Australia



5 Parker Street,
Fremantle

5 3 2

\$2,175,000

Yard Property



19 Langsford Street,
Claremont

4 3 2

\$1,444,000

*Mint Real Estate
Claremont*

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