



# CoreLogic Property Market Indicator Summary

All data to week ending  
3 May 2020

## Auction volumes remain low across the combined capital cities

This week, 590 capital city homes were scheduled for auction, with preliminary results returning a 59.6 per cent clearance rate. The previous week saw 413 homes scheduled for auction and a final clearance rate of 41.1 per cent with the lower volumes likely due to Anzac Day commemorations. One year ago, there were 1,479 homes taken to auction and a 52.5 per cent clearance rate. It's likely the number of scheduled auctions will remain substantially lower than normal, at least until social distancing policies are lifted and on-site auctions can resume. With fewer scheduled auctions, we are likely to see the withdrawn rate start to normalise which is likely to have a positive flow-on affect to the clearance rate. It has been dragged lower over the past month due to a surge in auction withdrawals which are counted as unsold in the clearance rate statistics. As we've seen over the last few weeks, the number of auction results collected at a preliminary stage are lower than usual as we seek to confirm the status of scheduled auctions so results should be interpreted with caution.

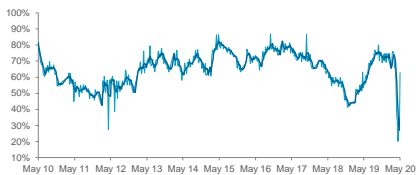
### Capital City Auction Statistics (Preliminary)

| City                    | Clearance rate | Total auctions | CoreLogic auction results | Cleared auctions | Uncleared auctions | Clearance rate (last year) | Total auctions (last year) |
|-------------------------|----------------|----------------|---------------------------|------------------|--------------------|----------------------------|----------------------------|
| Sydney                  | 62.7%          | 269            | 177                       | 111              | 66                 | 57.2%                      | 539                        |
| Melbourne               | 63.0%          | 210            | 108                       | 68               | 40                 | 56.6%                      | 672                        |
| Brisbane                | 21.4%          | 41             | 28                        | 6                | 22                 | 23.0%                      | 93                         |
| Adelaide                | 62.5%          | 29             | 16                        | 10               | 6                  | 45.5%                      | 64                         |
| Perth                   | 14.3%          | 10             | 7                         | 1                | 6                  | 14.9%                      | 53                         |
| Tasmania                | n.a.           | 0              | 0                         | 0                | 0                  | n.a.                       | 4                          |
| Canberra                | 72.2%          | 31             | 18                        | 13               | 5                  | 50.0%                      | 54                         |
| <b>Weighted Average</b> | <b>59.6%</b>   | <b>590</b>     | <b>354</b>                | <b>209</b>       | <b>145</b>         | <b>52.5%</b>               | <b>1,479</b>               |

### Weekly Clearance Rate, Combined Capital Cities



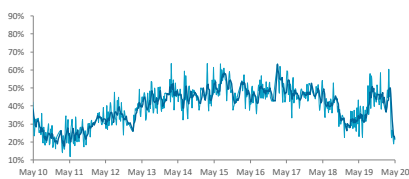
### Weekly clearance rate, Melbourne



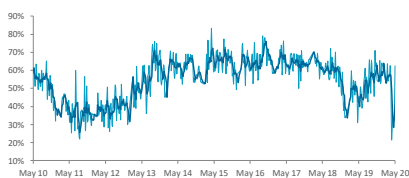
### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



|                                 | Clearance rate | Total auctions | CoreLogic auction results |
|---------------------------------|----------------|----------------|---------------------------|
| <b>Sydney sub-regions</b>       |                |                |                           |
| Central Coast                   | n.a.           | 11             | 6                         |
| Baulkham Hills and Hawkesbury   | n.a.           | 8              | 5                         |
| Blacktown                       | n.a.           | 5              | 2                         |
| City and Inner South            | 59.3%          | 35             | 27                        |
| Eastern Suburbs                 | 58.3%          | 24             | 12                        |
| Inner South West                | 72.7%          | 28             | 22                        |
| Inner West                      | 73.3%          | 24             | 15                        |
| North Sydney and Hornsby        | 65.5%          | 45             | 29                        |
| Northern Beaches                | 75.0%          | 26             | 20                        |
| Outer South West                | n.a.           | 1              | 1                         |
| Outer West and Blue Mountains   | n.a.           | 3              | 2                         |
| Parramatta                      | 72.7%          | 18             | 11                        |
| Ryde                            | 36.4%          | 18             | 11                        |
| South West                      | n.a.           | 11             | 7                         |
| Sutherland                      | n.a.           | 12             | 7                         |
| <b>Melbourne sub-regions</b>    |                |                |                           |
| Inner                           | 75.0%          | 31             | 24                        |
| Inner East                      | n.a.           | 17             | 9                         |
| Inner South                     | 72.7%          | 20             | 11                        |
| North East                      | 84.6%          | 29             | 13                        |
| North West                      | 61.5%          | 21             | 13                        |
| Outer East                      | 58.3%          | 20             | 12                        |
| South East                      | 50.0%          | 32             | 12                        |
| West                            | 50.0%          | 33             | 14                        |
| Mornington Peninsula            | n.a.           | 7              | 0                         |
| <b>Regional auction results</b> |                |                |                           |
| Hunter                          | 65.0%          | 41             | 20                        |
| Wollongong                      | n.a.           | 15             | 9                         |
| Gold Coast                      | 22.0%          | 58             | 41                        |
| Sunshine Coast                  | 25.0%          | 28             | 12                        |
| Geelong                         | n.a.           | 8              | 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.

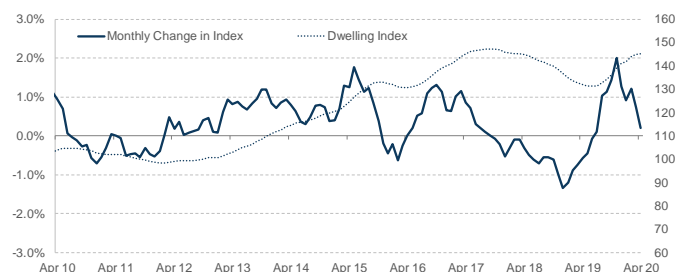
## Capital city home value changes

| Capital city               | Weekly change | Monthly change | Yr to date change | 12 mth change |
|----------------------------|---------------|----------------|-------------------|---------------|
| Sydney                     | 0.0%          | 0.3%           | 4.5%              | 14.5%         |
| Melbourne                  | -0.2%         | -0.5%          | 2.6%              | 12.5%         |
| Brisbane                   | 0.0%          | 0.3%           | 2.0%              | 3.9%          |
| Adelaide                   | 0.0%          | 0.3%           | 0.9%              | 1.4%          |
| Perth                      | -0.1%         | 0.2%           | 1.1%              | -2.6%         |
| <b>Combined 5 capitals</b> | <b>-0.1%</b>  | <b>0.1%</b>    | <b>3.2%</b>       | <b>10.0%</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>.

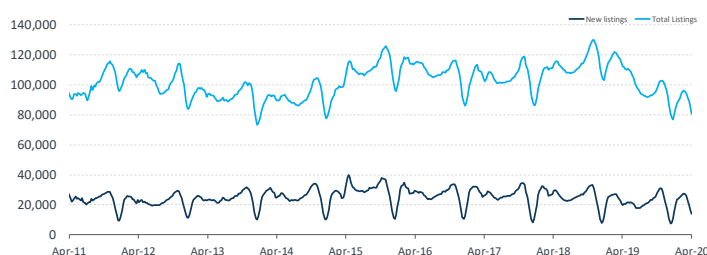
## Monthly change in home value index, 5 capital city aggregate



## Capital city properties listed for sale

| Capital city             | No of new listings | 12 month change (%) | No of Total Listings | 12 month change (%) |
|--------------------------|--------------------|---------------------|----------------------|---------------------|
| Sydney                   | 3,948              | -17.8%              | 17,950               | -29.7%              |
| Melbourne                | 4,108              | -27.1%              | 21,784               | -24.0%              |
| Brisbane                 | 2,514              | -32.8%              | 16,802               | -26.0%              |
| Adelaide                 | 1,124              | -37.7%              | 6,374                | -26.3%              |
| Perth                    | 1,498              | -45.8%              | 14,152               | -34.9%              |
| Hobart                   | 225                | -38.0%              | 902                  | -30.2%              |
| Darwin                   | 56                 | -58.5%              | 816                  | -29.8%              |
| Canberra                 | 435                | -18.5%              | 1,972                | -27.5%              |
| <b>Combined Capitals</b> | <b>13,908</b>      | <b>-29.7%</b>       | <b>80,752</b>        | <b>-28.2%</b>       |

## Number of homes for sale, combined capital cities

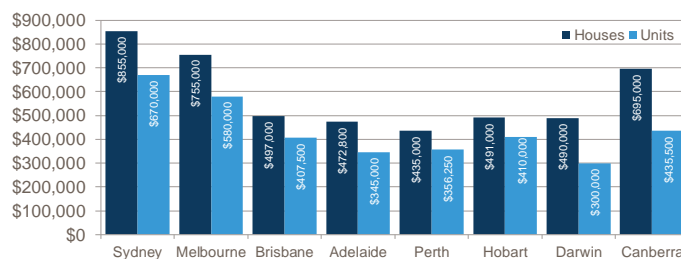


These results are calculated across properties that have been advertised for sale over the **28 days ending 26<sup>th</sup> April 2020**. A **new listing** is one which has not been previously advertised for sale within 75 days, **total listings** include new listings and properties which have been previously 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                   | 840             | \$855,000        | 467             | \$670,000        |
| Melbourne                | 1,085           | \$755,000        | 569             | \$580,000        |
| Brisbane                 | 681             | \$497,000        | 188             | \$407,500        |
| Adelaide                 | 336             | \$472,800        | 60              | \$345,000        |
| Perth                    | 339             | \$435,000        | 110             | \$356,250        |
| Hobart                   | 106             | \$491,000        | 21              | \$410,000        |
| Darwin                   | 35              | \$490,000        | 17              | \$300,000        |
| Canberra                 | 116             | \$695,000        | 94              | \$435,500        |
| <b>Combined Capitals</b> | <b>3,538</b>    | <b>\$659,122</b> | <b>1,526</b>    | <b>\$546,563</b> |

## Median house and unit prices



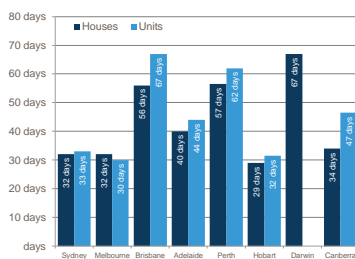
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

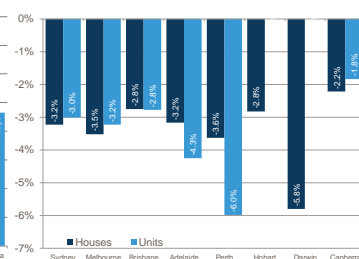
## Capital city median time on market and median vendor discounting results

| Capital city | Houses     |                     | Units      |                     |
|--------------|------------|---------------------|------------|---------------------|
|              | Median TOM | Median Vendor Disc. | Median TOM | Median Vendor Disc. |
| Sydney       | 32 days    | -3.2%               | 33 days    | -3.0%               |
| Melbourne    | 32 days    | -3.5%               | 30 days    | -3.2%               |
| Brisbane     | 56 days    | -2.8%               | 67 days    | -2.8%               |
| Adelaide     | 40 days    | -3.2%               | 44 days    | -4.3%               |
| Perth        | 57 days    | -3.6%               | 62 days    | -6.0%               |
| Hobart       | 29 days    | -2.8%               | 32 days    | n.a.                |
| Darwin       | 67 days    | -5.8%               | n.a.       | n.a.                |
| Canberra     | 34 days    | -2.2%               | 47 days    | -1.8%               |

## 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 | 114.1       | -16.5%                | 10.7%                         |
| NSW      | 128.8       | -16.9%                | 13.9%                         |
| QLD      | 108.4       | -25.3%                | 4.4%                          |
| SA       | 101.7       | -16.1%                | 10.6%                         |
| TAS      | 58.9        | -33.4%                | -0.5%                         |
| VIC      | 129.4       | -13.8%                | 13.9%                         |
| WA       | 96.3        | -12.5%                | 6.1%                          |

## 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



49 Flinders Way,  
Griffith  
 🏠 4 🛋️ 2 🚗 1  
**\$1,860,000**

*Peter Blackshaw  
Manuka*



42 Barrallier Street,  
Griffith  
 🏠 4 🛋️ 2 🚗 1  
**\$1,845,000**

*Peter Blackshaw  
Manuka*

### New South Wales



14 Linkmead Avenue,  
Clontarf  
 🏠 5 🛋️ 4 🚗 2  
**\$7,600,000**

*Clarke & Humel Property*



77 Arnold Street,  
Killara  
 🏠 5 🛋️ 6 🚗 2  
**\$6,518,000**

*McConnell Bourn  
North Shore*

### Northern Territory



22 Lanyon Terrace,  
Moil  
 🏠 5 🛋️ 2 🚗 0  
**\$530,000**

*O'Donoghues First National  
Darwin*



2/4 Marsina Court,  
Larrakeyah  
 🏠 2 🛋️ 1 🚗 0  
**\$282,500**

*KG Young & Associates  
Darwin*

### Queensland



52 Kew Road,  
Graceville  
 🏠 5 🛋️ 3 🚗 2  
**\$2,470,000**

*Place Estate Agents  
New Farm*



112 Crescent Road,  
Hamilton  
 🏠 4 🛋️ 2 🚗 2  
**\$1,550,000**

*Ray White  
Ascot*

### South Australia



59a The Cove Road,  
Marino  
 🏠 8 🛋️ 3 🚗 2  
**\$1,800,000**

*Smallacombe Real Estate  
Mitcham*



42 Grange Road,  
Hawthorn  
 🏠 5 🛋️ 3 🚗 0  
**\$1,451,000**

*Ray White  
Adelaide*

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

### Tasmania



23 William Street,  
West Hobart

 3  3  1

**\$1,100,000**

*Harcourts Signature  
New Town*



8 Stoke Street,  
New Town

 5  2  0

**\$810,000**

*Harcourts  
Hobart*

### Victoria



47 Nimmo Street,  
Middle Park

 4  2  0

**\$3,815,000**

*Greg Hocking Holdsworth*



14 Ashleigh Road,  
Armadale

 4  3  2

**\$3,700,000**

*Kay & Burton  
Armadale*

### Western Australia



50 Adderley Street,  
Mount Claremont

 4  2  2

**\$1,770,000**

*William Porteous Properties*



20 Silverdale Road,  
Lesmurdie

 6  4  3

**\$1,350,000**

*Ray White  
Whiteman & Associates*

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