CoreLogic Property Market Indicator Summary

All data to week ending
10 May 2020

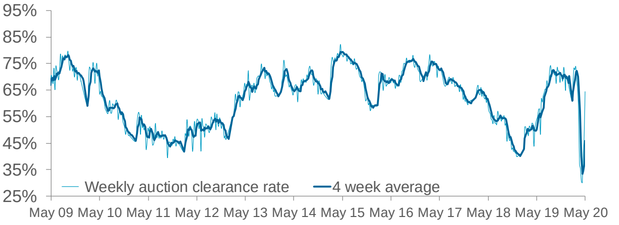
Combined capital city preliminary clearance rate highest since March, however volumes remain low

The combined capital city preliminary auction clearance rate bounced back above 60% for the first time since late March, with 64.5% of homes selling this week. The higher clearance rate was across a lower volume of auctions over the week with 473 scheduled, down on the 612 auctions over the week prior when a preliminary clearance rate of 59.6% was recorded, later revising down by final result to 47.5%. Of the 333 results collected this week, 22% returned a withdrawn result, well below the withdrawal rate of 56% recorded a few weeks ago when a much larger number of auctions were scheduled to proceed. The lower withdrawal rate is the main factor driving an improvement in clearance rates, however we are also seeing a recent trend towards a higher proportion of homes selling ‘at’ auction, rather than prior to the event, implying vendors are becoming more willing to test the market under auction conditions. With news over the week that the ban on on-site auctions and inspections as a result of COVID-19 would now be lifted in NSW, WA and more recently announced in SA and Qld, along with a broader relaxation of social distancing policies, there’s likely to be a lift in confidence and volumes over the coming weeks.

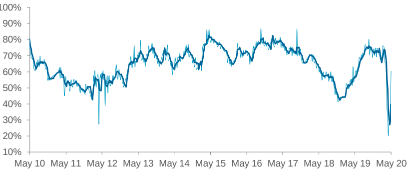
Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	70.8%	209	144	102	42	59.0%	445
Melbourne	60.3%	160	116	70	46	55.7%	546
Brisbane	50.0%	23	16	8	8	36.2%	86
Adelaide	61.9%	29	21	13	8	42.3%	84
Perth	0.0%	2	2	0	2	50.0%	19
Tasmania	n.a.	0	0	0	0	n.a.	4
Canberra	61.8%	50	34	21	13	37.5%	34
Weighted Average	**64.5%**	**473**	**333**	**214**	**119**	**54.0%**	**1,218**

Weekly Clearance Rate, Combined Capital Cities

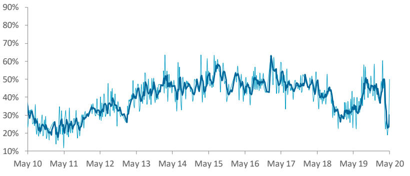


Weekly clearance rate, Melbourne

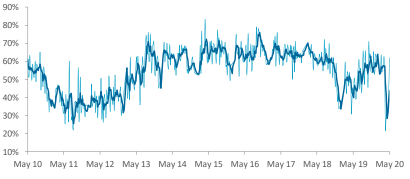


Weekly clearance rate, Sydney

Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



Weekly auction clearance rate — 4 week average

	Clearance rate	Total auctions	CoreLogic auction results
Sydney sub-regions			
Central Coast	n.a.	15	6
Baulkham Hills and Hawkesbury	n.a.	9	6
Blacktown	n.a.	4	3
City and Inner South	65.2%	32	23
Eastern Suburbs	76.9%	15	13
Inner South West	92.9%	23	14
Inner West	n.a.	11	4
North Sydney and Hornsby	72.7%	32	22
Northern Beaches	75.0%	13	12
Outer South West	n.a.	1	0
Parramatta	n.a.	13	9
Ryde	91.7%	15	12
South West	n.a.	11	8
Sutherland	n.a.	12	9
Melbourne sub-regions			
Inner	50.0%	25	22
Inner East	50.0%	16	12
Inner South	79.0%	37	19
North East	56.3%	18	16
North West	58.3%	13	12
Outer East	75.0%	16	12
South East	69.2%	21	13
West	40.0%	13	10
Mornington Peninsula	n.a.	1	0
Regional auction results			
Hunter	53.9%	20	13
Wollongong	52.9%	19	17
Gold Coast	27.8%	25	18
Sunshine Coast	n.a.	9	4
Geelong	n.a.	5	4

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.

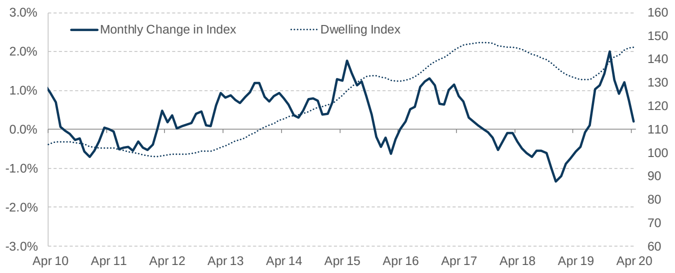
Media enquires contact:
1300 472 767 or media@corelogic.com.au

CoreLogic Property Market Indicator Summary

Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.0%	0.1%	4.4%	14.8%
Melbourne	-0.1%	-0.5%	2.5%	12.5%
Brisbane	0.0%	0.2%	2.0%	4.1%
Adelaide	0.2%	0.4%	1.1%	1.6%
Perth	0.0%	0.0%	1.1%	-2.5%
Combined 5 capitals	**0.0%**	**-0.1%**	**3.1%**	**10.2%**

Monthly change in home value index, 5 capital city aggregate



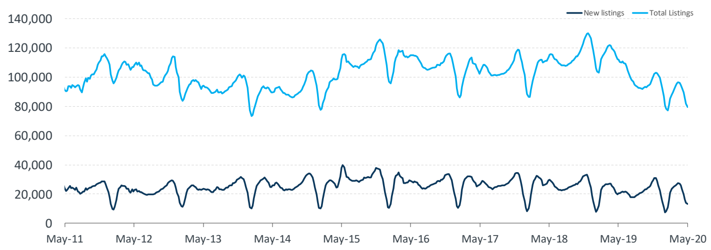
**The monthly change is the change over the past 28 days.*

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 month change (%)	No of Total Listings	12 month change (%)
Sydney	3,725	-26.6%	17,796	-30.1%
Melbourne	3,861	-35.5%	21,400	-25.1%
Brisbane	2,341	-37.9%	16,503	-27.2%
Adelaide	1,031	-44.7%	6,191	-29.0%
Perth	1,495	-45.8%	13,926	-35.4%
Hobart	186	-45.5%	890	-30.7%
Darwin	45	-65.1%	799	-31.0%
Canberra	396	-30.4%	1,942	-28.7%
Combined Capitals	**13,080**	**-36.2%**	**79,447**	**-29.1%**

Number of homes for sale, combined capital cities

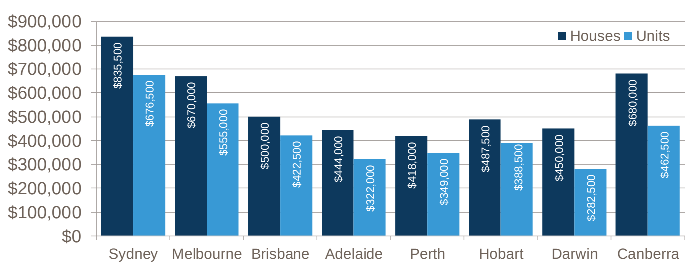


*These results are calculated across properties that have been advertised for sale over the 28 days ending 3rd May 2020. A **new listing** is one which has not been previously advertised for sale within 75 days, **total** listings include new listings and properties which have been previously advertised. 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

	Houses		Units	
Capital city	Number of Sales	Median price	Number of Sales	Median price
Sydney	760	$835,500	378	$676,500
Melbourne	862	$670,000	453	$555,000
Brisbane	375	$500,000	96	$422,500
Adelaide	247	$444,000	41	$322,000
Perth	315	$418,000	105	$349,000
Hobart	80	$487,500	16	$388,500
Darwin	25	$450,000	12	$282,500
Canberra	101	$680,000	68	$462,500
Combined Capitals	**2,765**	**$636,632**	**1,169**	**$546,275**

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*

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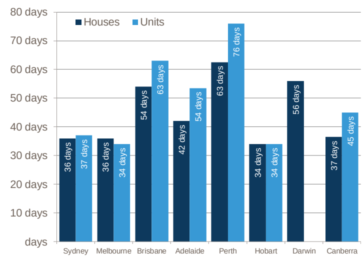
CoreLogic Property Market Indicator Summary

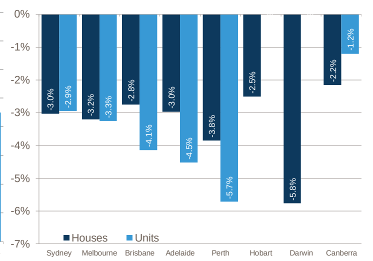
Capital city median time on market and median vendor discounting results

	Houses		Units	
Capital city	**Median TOM**	**Median Vendor Disc.**	**Median TOM**	**Median Vendor Disc.**
Sydney	36 days	-3.0%	37 days	-2.9%
Melbourne	36 days	-3.2%	34 days	-3.3%
Brisbane	54 days	-2.8%	63 days	-4.1%
Adelaide	42 days	-3.0%	54 days	-4.5%
Perth	63 days	-3.8%	76 days	-5.7%
Hobart	34 days	-2.5%	34 days	n.a.
Darwin	56 days	-5.8%	n.a.	n.a.
Canberra	37 days	-2.2%	45 days	-1.2%

Median time on market



Median vendor discounting

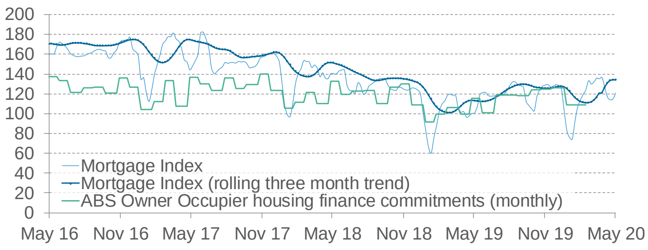


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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	121.0	-4.2%	6.0%
NSW	136.7	-2.8%	9.1%
QLD	110.7	-13.6%	-1.4%
SA	106.8	-6.6%	5.8%
TAS	60.6	-25.8%	-5.6%
VIC	138.3	-3.9%	9.7%
WA	107.2	7.9%	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

37 Weston Street,
Yarralumla

4 3 0

$1,525,000

*Luton Properties
Dickson*

3 Wilga Place,
O'Connor

4 2 2

$1,397,000

McGrath Estate Agents

New South Wales

89 Newton Road,
Strathfield

5 4 6

$4,800,000

*Richard Matthews
Real Estate*

65 Edgecliff Road,
Woollahra

4 2 0

$3,500,000

Snowden Jones

Northern Territory

20 Mirrakma Crescent,
Lyons

4 2 2

$610,000

*Elders Real Estate
Darwin*

5 Connor Court,
Malak

3 2 0

$470,000

*O'Donoghues First National
Darwin*

Queensland

39 Richmond Street,
Corinda

5 4 4

$5,100,000

Adcock Prestige

123 Crosby Road,
Hamilton

4 3 2

$1,720,000

*Place
Ascot*

South Australia

9 Cumberland Avenue,
Aldgate

4 2 3

$1,115,000

*Rosalie Crowder
Real Estate*

9 Woodcroft Avenue,
St Georges

3 1 1

$991,000

*Ray White
Norwood*

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Top two sales over the past week, states and territories

Tasmania

26 Shepherd Street,
Sandy Bay

4 3 2

$1,625,000

PRD Nationwide
Hobart

12 Hope Street,
New Town

3 1 1

$749,000

Petrusma Property
Sandy Bay

Victoria

169 Melbourne Road,
Williamstown

4 2 1

$2,200,000

RT Edgar
Inner West

6 Eleanor Court,
Donvale

5 2 2

$2,105,000

Jellis Craig
Doncaster

Western Australia

7c Keane Street,
Peppermint Grove

4 2 4

$2,380,000

Shellabears

27 Glengariff Drive,
Floreat

5 3 0

$2,200,000

Ray White
Dalkeith/Claremont

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