



CoreLogic Property Market Indicator Summary

All data to week ending
31 May 2020

Auction clearance rates continue to strengthen, but activity remains substantially below average

This week, 867 capital city homes were scheduled for auction, with preliminary results returning a 65.9 per cent clearance rate. The previous week saw 612 homes scheduled for auction and a final clearance rate of 62.7 per cent. One year ago, there were 1,661 homes taken to auction and a 58.0 per cent clearance rate. Although the number of auctions held remains low, since restrictive policies around open homes and onsite auctions were lifted, the trend has been towards more auctions held and a substantial reduction in the proportion of auctions withdrawn prior to the event. The number of auctions held this week was the highest since the week ending April 19th.

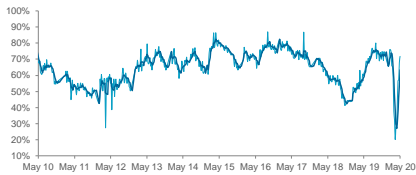
Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	68.1%	469	320	218	102	61.8%	677
Melbourne	71.9%	259	192	138	54	61.6%	730
Brisbane	40.9%	72	44	18	26	30.4%	104
Adelaide	66.7%	23	12	8	4	39.1%	70
Perth	0.0%	13	9	0	9	31.3%	26
Tasmania	n.a.	1	0	0	0	n.a.	2
Canberra	70.8%	30	24	17	7	52.3%	52
Weighted Average	65.9%	867	601	399	202	58.0%	1,661

Weekly Clearance Rate, Combined Capital Cities



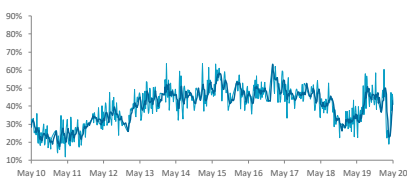
Weekly clearance rate, Melbourne



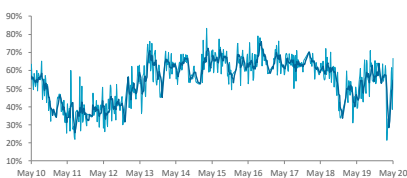
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



	Clearance rate	Total auctions	CoreLogic auction results
Sydney sub-regions			
Central Coast	n.a.	10	4
Baulkham Hills and Hawkesbury	n.a.	13	7
Blacktown	n.a.	5	3
City and Inner South	63.6%	60	44
Eastern Suburbs	78.6%	62	42
Inner South West	64.1%	52	39
Inner West	79.3%	37	29
North Sydney and Hornsby	67.3%	74	52
Northern Beaches	72.0%	32	25
Outer South West	n.a.	2	2
Outer West and Blue Mountains	n.a.	3	1
Parramatta	60.0%	34	20
Ryde	66.7%	40	18
South West	56.3%	22	16
Melbourne sub-regions			
Inner	72.9%	55	48
Inner East	86.7%	25	15
Inner South	93.6%	42	31
North East	56.5%	28	23
North West	57.1%	28	21
Outer East	64.3%	20	14
South East	80.0%	28	20
West	52.9%	27	17
Mornington Peninsula	n.a.	5	3
Regional auction results			
Hunter	30.8%	29	13
Wollongong	30.0%	12	10
Gold Coast	17.4%	34	23
Sunshine Coast	n.a.	20	4
Geelong	n.a.	5	3

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	-0.3%	-0.5%	3.9%	14.3%
Melbourne	-0.3%	-1.0%	1.6%	11.7%
Brisbane	-0.1%	-0.1%	1.9%	4.3%
Adelaide	0.0%	0.5%	1.5%	1.8%
Perth	-0.3%	-0.5%	0.6%	-2.1%
Combined 5 capitals	-0.2%	-0.5%	2.6%	9.9%

*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>.

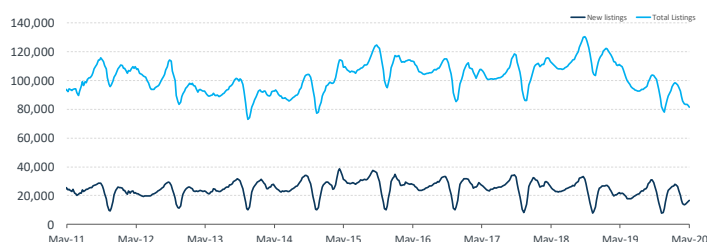
Monthly change in home value index, 5 capital city aggregate



Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	4,995	-5.2%	19,190	-22.7%
Melbourne	4,625	-21.3%	22,142	-20.5%
Brisbane	3,041	-30.2%	16,544	-27.4%
Adelaide	1,196	-36.9%	6,234	-27.6%
Perth	1,973	-34.0%	13,695	-35.4%
Hobart	219	-40.3%	915	-28.6%
Darwin	96	-38.9%	837	-26.8%
Canberra	352	-29.2%	1,877	-29.0%
Combined Capitals	16,497	-23.0%	81,434	-26.2%

Number of homes for sale, combined capital cities

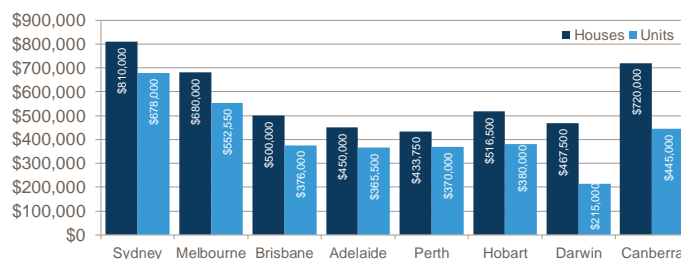


These results are calculated across properties that have been advertised for sale over the **28 days ending 31st May 2020**. A **new listing** is one which has not been previously advertised for sale within 75 days, **total listings** include new listings and properties which have been previously advertised. 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	866	\$810,000	497	\$678,000
Melbourne	956	\$680,000	548	\$552,550
Brisbane	475	\$500,000	110	\$376,000
Adelaide	225	\$450,000	36	\$365,500
Perth	416	\$433,750	139	\$370,000
Hobart	88	\$516,500	19	\$380,000
Darwin	22	\$467,500	7	\$215,000
Canberra	123	\$720,000	95	\$445,000
Combined Capitals	3,171	\$635,455	1,451	\$549,077

Median house and unit prices



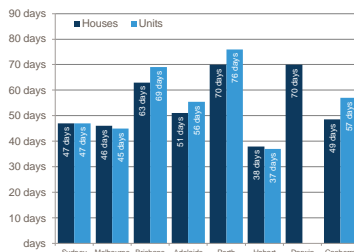
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

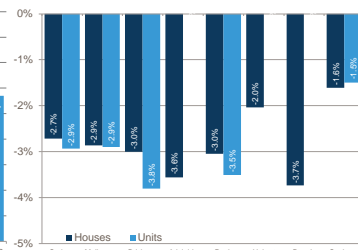
Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	47 days	-2.7%	47 days	-2.9%
Melbourne	46 days	-2.9%	45 days	-2.9%
Brisbane	63 days	-3.0%	69 days	-3.8%
Adelaide	51 days	-3.6%	56 days	n.a.
Perth	70 days	-3.0%	76 days	-3.5%
Hobart	38 days	-2.0%	37 days	n.a.
Darwin	70 days	-3.7%	n.a.	n.a.
Canberra	49 days	-1.6%	57 days	-1.5%

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	125.2	8.8%	-1.4%
NSW	141.3	8.7%	1.3%
QLD	115.3	5.9%	-10.0%
SA	105.2	1.7%	-2.6%
TAS	65.4	9.1%	-12.2%
VIC	138.6	6.1%	1.6%
WA	121.2	24.8%	-1.3%

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



83 Rivett Street,
Hackett

🏠 4 🛋️ 2 🚗 2

\$1,335,000

Home By Holly



3 Hoseason Street,
Mawson

🏠 4 🛋️ 3 🚗 2

\$1,241,000

The Real Estate Shop

New South Wales



1704/81 Macleay Street,
Potts Point

🏠 3 🛋️ 2 🚗 2

\$5,100,000

*Richardson & Wrench
Elizabeth Bay*



1/12 St Georges Crescent,
Drummoyne

🏠 3 🛋️ 3 🚗 3

\$4,190,000

McGrath Estate Agents

Northern Territory



22 Lanyon Terrace,
Moil

🏠 5 🛋️ 2 🚗 0

\$530,000

*O'Donoghues First National
Darwin*



15 Achernar Court,
Woodroffe

🏠 4 🛋️ 2 🚗 0

\$435,000

*Elders
Palmerston*

Queensland



353 Fig Tree Pocket Road,
Fig Tree Pocket

🏠 6 🛋️ 6 🚗 2

\$1,695,000

Impact Property



94 Towers Street,
Ascot

🏠 3 🛋️ 2 🚗 0

\$1,575,000

Alma Clark Real Estate

South Australia



268 Seaview Road,
Henley Beach

🏠 8 🛋️ 6 🚗 2

\$1,750,000

Siebel & Siebel



11a Jenkins Avenue,
Rostrevor

🏠 4 🛋️ 2 🚗 2

\$799,670

Bruse Real Estate

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Top two sales over the past week, states and territories

Tasmania



2/6 Ovata Close,
Cambridge

4 beds 2 baths 1 car

\$591,000

@Realty



37 Beach Road,
Lindisfarne

3 beds 1 bath 0 cars

\$555,000

Harcourts Signature
Rosny Park

Victoria

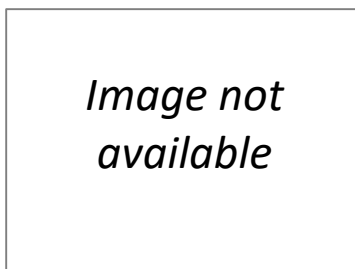


104 Middlesex Road,
Surrey Hills

4 beds 4 baths 2 cars

\$2,491,000

Marshall White
Boroondara



69 Valley Parade,
Glen Iris

4 beds 2 baths 2 cars

\$2,210,000

Shelter Real Estate

Western Australia



17 Davy Street,
Alfred Cove

6 beds 3 baths 1 car

\$1,252,000

The Agency
Perth



3 Albert Street,
Claremont

3 beds 2 baths 1 car

\$950,000

Shellabears

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