



# CoreLogic Property Market Indicator Summary

All data to week ending  
16 August 2020

## Preliminary clearance rate of 64.3 per cent recorded across the combined capital cities

There were 1,042 homes up for auction across the combined capital cities this week, down from 1,150 over the previous week and 1,228 this time last year. Preliminary results show that of the 810 results collected so far, 64.3 per cent have recorded a successful result, down slightly from last week's preliminary clearance rate of 65.9 per cent, which revised down to 58.4 per cent on final numbers. This time last year, the combined capital cities recorded a final clearance rate of 73.0 per cent. In Melbourne, auction volumes continue to decline with 189 homes scheduled for auction this week, down from 294 over the previous week and 588 this time last year. The number of auctions held across Melbourne was averaging around 530 each week prior to the implementation of new restrictions. Of the 151 results collected so far, 63.6 per cent were successful, while 29.1 per cent were withdrawn. Melbourne's clearance rate has held much firmer compared with the previous lockdown phase, when clearance rates fell below 30 per cent and withdrawal rates approached 65 per cent. In comparison, last week saw a final clearance rate of 63.7 per cent, while 23.3 per cent were recorded as withdrawn. One year ago, Melbourne recorded a clearance rate of 76.2 per cent. There were 668 homes scheduled for auction in Sydney this week, up from 640 over the previous week and 446 this time last year. Sydney hasn't recorded this many auctions over a week since the first week of April. Preliminary results show the city recorded a clearance rate of 67.8 per cent this week, slightly higher than last week's preliminary result of 65.8 per cent, which later revised down to 58.8 per cent. This time last year, a final clearance rate of 76.2 per cent was recorded across the city.

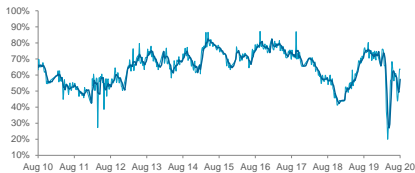
### Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	67.8%	668	549	372	177	76.2%	446
Melbourne	63.6%	189	151	96	55	76.2%	588
Brisbane	37.8%	68	45	17	28	45.9%	105
Adelaide	60.0%	56	25	15	10	65.9%	48
Perth	30.0%	18	10	3	7	45.5%	13
Tasmania	n.a.	1	1	1	0	n.a.	2
Canberra	75.9%	42	29	22	7	80.0%	26
<b>Weighted Average</b>	<b>64.3%</b>	<b>1,042</b>	<b>810</b>	<b>526</b>	<b>284</b>	<b>73.0%</b>	<b>1,228</b>

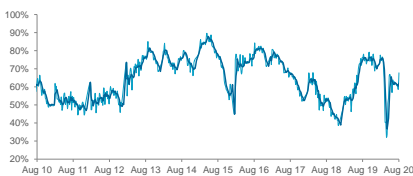
### Weekly Clearance Rate, Combined Capital Cities



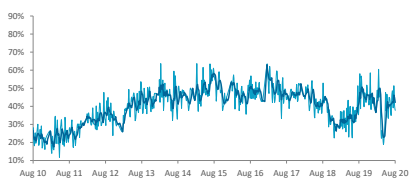
### Weekly clearance rate, Melbourne



### 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	9
Baulkham Hills and Hawkesbury	62.5%	23	16
Blacktown	n.a.	8	3
City and Inner South	65.0%	90	80
Eastern Suburbs	61.8%	79	68
Inner South West	71.7%	73	53
Inner West	75.0%	67	56
North Sydney and Hornsby	72.6%	124	106
Northern Beaches	79.5%	49	39
Outer South West	n.a.	3	3
Outer West and Blue Mountains	n.a.	10	8
Parramatta	55.0%	47	40
Ryde	81.0%	34	21
South West	57.1%	22	21
Sutherland	61.5%	30	26
<b>Melbourne sub-regions</b>			
Inner	73.0%	41	37
Inner East	n.a.	9	6
Inner South	73.1%	33	26
North East	57.7%	31	26
North West	68.4%	22	19
Outer East	70.0%	16	10
South East	20.0%	13	10
West	53.3%	22	15
Mornington Peninsula	n.a.	2	2
<b>Regional SA4</b>			
Newcastle and Lake Macquarie	78.6%	16	14
Illawarra	n.a.	9	6
Gold Coast	46.7%	27	15
Sunshine Coast	54.6%	24	11
Geelong	45.5%	13	11

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.

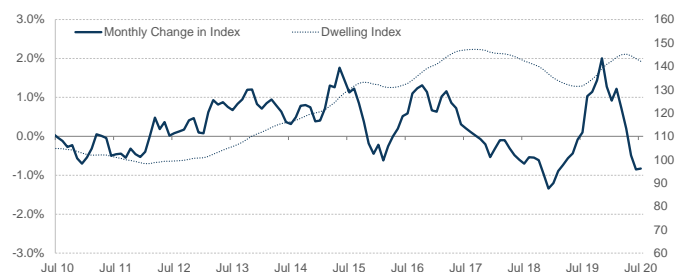
## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.1%	-0.7%	1.9%	11.1%
Melbourne	-0.4%	-1.1%	-1.4%	7.2%
Brisbane	0.0%	-0.4%	0.9%	3.6%
Adelaide	0.0%	0.2%	1.4%	2.8%
Perth	0.1%	-0.4%	-1.2%	-2.3%
<b>Combined 5 capitals</b>	<b>-0.2%</b>	<b>-0.7%</b>	<b>0.5%</b>	<b>7.2%</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>.

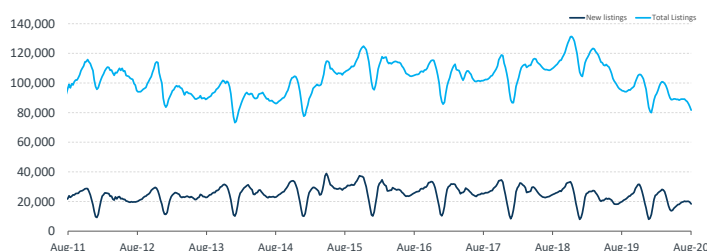
## Monthly change in home value index, 5 capital city aggregate



## Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	5,906	13.2%	20,000	-1.1%
Melbourne	3,526	-40.8%	20,598	-7.1%
Brisbane	3,672	-2.0%	17,280	-18.4%
Adelaide	1,463	-0.1%	5,959	-18.7%
Perth	2,906	9.5%	14,443	-25.4%
Hobart	261	-11.2%	822	-22.0%
Darwin	107	-30.5%	757	-30.7%
Canberra	554	9.5%	1,816	-23.3%
<b>Combined Capitals</b>	<b>18,395</b>	<b>-8.0%</b>	<b>81,675</b>	<b>-13.8%</b>

## Number of homes for sale, combined capital cities

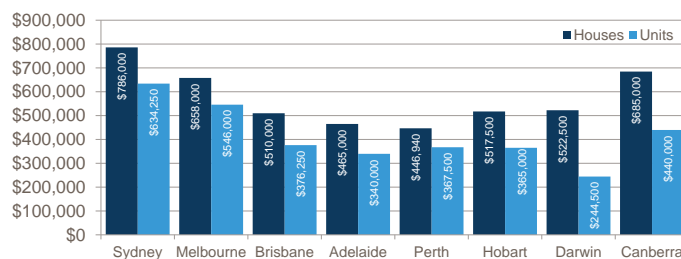


These results are calculated across properties that have been advertised for sale over the **28 days ending 16<sup>th</sup> August 2020**. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,313	\$786,000	708	\$634,250
Melbourne	1,464	\$658,000	670	\$546,000
Brisbane	1,019	\$510,000	220	\$376,250
Adelaide	372	\$465,000	85	\$340,000
Perth	758	\$446,940	114	\$367,500
Hobart	122	\$517,500	35	\$365,000
Darwin	18	\$522,500	10	\$244,500
Canberra	84	\$685,000	115	\$440,000
<b>Combined Capitals</b>	<b>5,150</b>	<b>\$612,983</b>	<b>1,957</b>	<b>\$528,492</b>

## Median house and unit prices



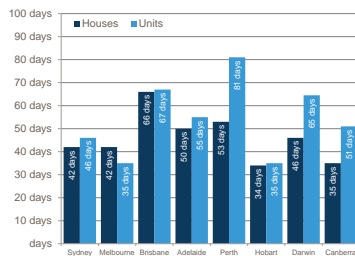
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

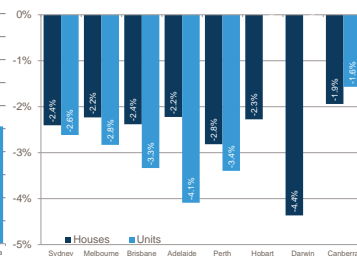
## Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	42 days	-2.4%	46 days	-2.6%
Melbourne	42 days	-2.2%	35 days	-2.8%
Brisbane	66 days	-2.4%	67 days	-3.3%
Adelaide	50 days	-2.2%	55 days	-4.1%
Perth	53 days	-2.8%	81 days	-3.4%
Hobart	34 days	-2.3%	35 days	n.a.
Darwin	46 days	-4.4%	65 days	n.a.
Canberra	35 days	-1.9%	51 days	-1.6%

## Median time on market



## Median vendor discounting

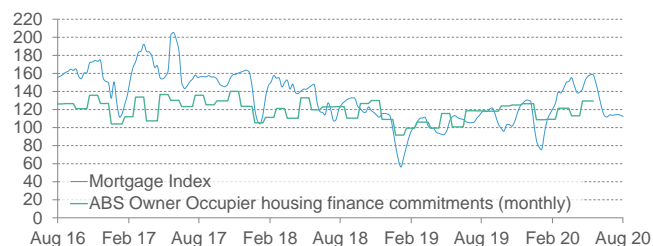


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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
National	112.4	-1.1%
NSW	149.6	-1.3%
QLD	104.4	-2.7%
SA	99.9	2.5%
TAS	75.8	2.2%
VIC	116.4	-1.0%
WA	94.3	0.5%

## 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



17 Bremer Street,  
Griffith  
 🏠 3 🛋️ 2 🚗 2  
**\$1,732,000**

*Blackshaw  
Manuka*



13 Hopetoun Circuit,  
Deakin  
 🏠 5 🛋️ 2 🚗 2  
**\$1,425,000**

*Maureen Dwyer Property  
Consultant*

### New South Wales



3 Wood Street,  
Manly  
 🏠 5 🛋️ 3 🚗 1  
**\$7,050,000**

*Clarke & Humel Property*



19/85 Yarranabbe Road,  
Darling Point  
 🏠 3 🛋️ 2 🚗 1  
**\$5,400,000**

*Richardson & Wrench  
Elizabeth Bay/Potts Point*

### Northern Territory



8 Parsons Street,  
Fannie Bay  
 🏠 3 🛋️ 2 🚗 0  
**\$920,000**

*Real Estate Central*



7 Johnston Place,  
Rapid Creek  
 🏠 4 🛋️ 2 🚗 0  
**\$740,000**

*Real Estate Central*

### Queensland



156 Harts Road,  
Indooroopilly  
 🏠 3 🛋️ 2 🚗 2  
**\$2,350,000**

*LJR Prestige*



1 Seacrest Court,  
Cleveland  
 🏠 5 🛋️ 4 🚗 3  
**\$2,085,000**

*First National  
Cleveland*

### South Australia



1 Lincoln Street,  
Kensington Gardens  
 🏠 6 🛋️ 3 🚗 2  
**\$1,718,000**

*Belle Property  
Norwood*



13b Tyne Street,  
Gilberton  
 🏠 4 🛋️ 3 🚗 2  
**\$1,590,000**

*Century 21 First Choice*

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

### Tasmania



6 Mitah Crescent,  
Sandy Bay

4 3 0

**\$2,025,000**

*Knight Frank  
Tasmania*



692 Sandy Bay Road,  
Sandy Bay

4 2 2

**\$2,000,000**

*Knight Frank  
Tasmania*

### Victoria



40 Derby Street,  
Northcote

4 2 0

**\$2,075,000**

*Jellis Craig  
Northcote*



63 Bruce Street,  
Coburg

5 2 0

**\$1,815,000**

*Ray White  
Brunswick*

### Western Australia



47 Duncraig Road,  
Applecross

6 5 3

**\$3,900,000**

*Mack Hall  
Applecross*



35b Barrett Street,  
Wembley

3 2 2

**\$1,175,000**

*Duet Property Group*

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