



CoreLogic Property Market Indicator Summary

All data to week ending
30 August 2020

Strength in Sydney's auction market while Melbourne auction activity fades

This week, the combined capital city preliminary auction clearance rate improved across a higher volume of auctions. There were 1,163 homes taken to auction over the week, up on the 1,064 the week prior. Of the 837 results collected so far, 67.7% were reportedly successful, which was higher than last week's preliminary figure of 64.7%. Later revising down to 60% at final collection. This time last year a higher 1,615 capital city homes were auctioned with a final clearance rate of 70%. The performance across the two largest capital cities remains mixed as Melbourne saw the lowest number of auctions held since May this week, while Sydney recorded the busiest week for auctions since April. Preliminary results across Melbourne show just under half of the homes taken to auction this week were successful (49.6%), while the other half were reportedly withdrawn. This was down slightly on last week's preliminary figure (50.3%). There were 167 auctions scheduled across the city, down on the 222 over the week prior. Of the sold results collected, 88.3% sold prior to the scheduled auction date. One year ago, a much higher 768 Melbourne homes were auctioned, recording a final clearance rate of 74.4%. The high withdrawal rate against an already low number of scheduled auctions, together with such a high proportion of properties selling prior to the auction event rather than under the hammer, implies vendors have become increasingly reluctant to test the market through the lockdown period. There were 730 Sydney homes taken to auction this week, returning a preliminary auction clearance rate of 74%. This was an improvement on last week's preliminary figure of 71.9% which later revised down to 66.1% at final collection. In stark contrast to Melbourne, the number of auctions across Sydney has been consistently trending higher, with this week's auction volume, at 730, the highest the city has held since April. One year ago, a lower 590 Sydney homes were taken to auction returning a higher final success rate (74.5%).

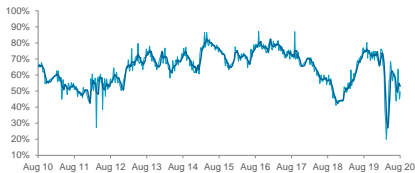
Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	74.0%	730	543	402	141	74.5%	590
Melbourne	49.6%	167	121	60	61	74.4%	768
Brisbane	44.6%	113	74	33	41	38.7%	118
Adelaide	83.9%	59	31	26	5	47.3%	82
Perth	22.2%	14	9	2	7	58.3%	26
Tasmania	n.a.	1	1	1	0	n.a.	1
Canberra	75.9%	79	58	44	14	64.3%	30
Weighted Average	67.7%	1,163	837	568	269	70.0%	1,615

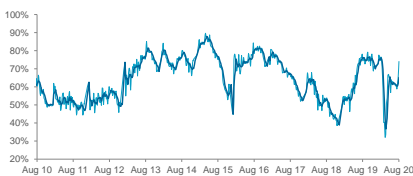
Weekly Clearance Rate, Combined Capital Cities



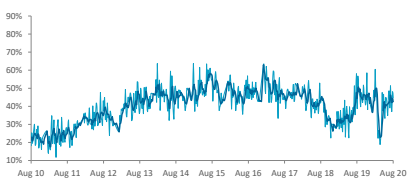
Weekly clearance rate, Melbourne



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.	16	7
Baulkham Hills and Hawkesbury	78.6%	19	14
Blacktown	n.a.	9	4
City and Inner South	70.0%	69	50
Eastern Suburbs	70.5%	115	88
Inner South West	70.1%	99	77
Inner West	81.4%	78	59
North Sydney and Hornsby	76.3%	115	80
Northern Beaches	84.4%	53	45
Outer South West	n.a.	4	2
Outer West and Blue Mountains	n.a.	4	2
Parramatta	59.5%	49	37
Ryde	73.1%	38	26
South West	75.9%	35	29
Sutherland	82.6%	27	23
Melbourne sub-regions			
Inner	50.0%	33	26
Inner East	55.6%	27	18
Inner South	53.3%	23	15
North East	23.1%	15	13
North West	63.2%	24	19
Outer East	n.a.	13	9
South East	75.0%	19	12
West	n.a.	12	8
Mornington Peninsula	n.a.	1	1
Regional SA4			
Newcastle and Lake Macquarie	57.1%	15	14
Illawarra	70.6%	21	17
Gold Coast	47.8%	33	23
Sunshine Coast	60.0%	16	10
Geelong	n.a.	7	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

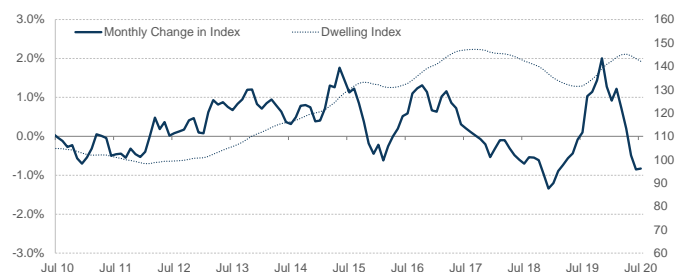
Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.1%	-0.4%	1.8%	9.9%
Melbourne	-0.2%	-1.2%	-1.9%	5.9%
Brisbane	0.0%	-0.1%	1.0%	3.5%
Adelaide	0.0%	-0.1%	1.3%	2.7%
Perth	0.3%	0.0%	-1.1%	-1.9%
Combined 5 capitals	-0.1%	-0.5%	0.4%	6.4%

*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>.

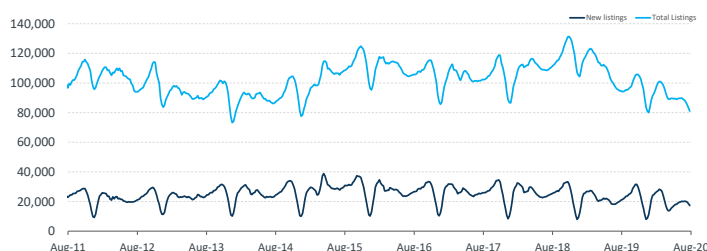
Monthly change in home value index, 5 capital city aggregate



Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	5,960	4.1%	20,189	-0.2%
Melbourne	1,698	-72.9%	18,228	-18.4%
Brisbane	3,607	-9.5%	16,936	-19.2%
Adelaide	1,428	-9.6%	5,762	-21.1%
Perth	2,843	3.7%	14,343	-24.0%
Hobart	269	-13.5%	834	-19.3%
Darwin	87	-47.0%	745	-32.7%
Canberra	568	-1.6%	1,837	-23.6%
Combined Capitals	16,460	-22.9%	78,874	-16.3%

Number of homes for sale, combined capital cities

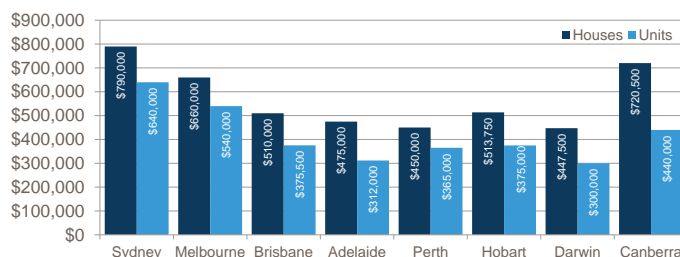


These results are calculated across properties that have been advertised for sale over the **28 days ending 30th August 2020**. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,444	\$790,000	748	\$640,000
Melbourne	1,213	\$660,000	535	\$540,000
Brisbane	1,018	\$510,000	222	\$375,500
Adelaide	440	\$475,000	104	\$312,000
Perth	736	\$450,000	121	\$365,000
Hobart	142	\$513,750	37	\$375,000
Darwin	18	\$447,500	13	\$300,000
Canberra	88	\$720,500	129	\$440,000
Combined Capitals	5,099	\$616,813	1,909	\$524,950

Median house and unit prices



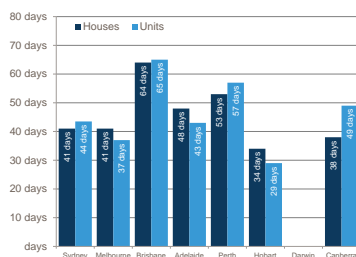
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

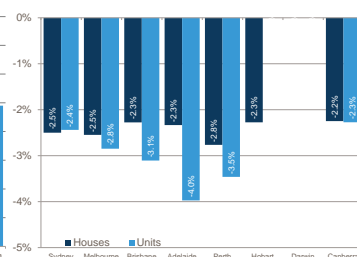
Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	41 days	-2.5%	44 days	-2.4%
Melbourne	41 days	-2.5%	37 days	-2.8%
Brisbane	64 days	-2.3%	65 days	-3.1%
Adelaide	48 days	-2.3%	43 days	-4.0%
Perth	53 days	-2.8%	57 days	-3.5%
Hobart	34 days	-2.3%	29 days	n.a.
Darwin	n.a.	n.a.	n.a.	n.a.
Canberra	38 days	-2.2%	49 days	-2.3%

Median time on market



Median vendor discounting

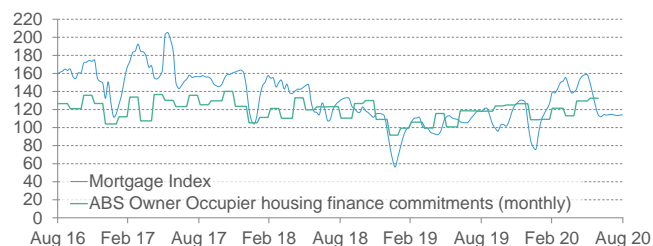


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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	114.1	-0.5%
NSW	155.3	1.0%
QLD	108.8	0.0%
SA	105.1	6.4%
TAS	81.4	12.2%
VIC	111.7	-6.8%
WA	93.9	2.3%

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



8 Turner Place,
Yarralumla

🏠 5 🛋️ 3 🚗 2

\$2,582,500

Agent Team
Belconnen



36 Vasey Crescent,
Campbell

🏠 4 🛋️ 2 🚗 2

\$1,670,000

Maureen Dwyer Property
Consultant

New South Wales



46a Woolwich Road,
Hunters Hill

🏠 4 🛋️ 4 🚗 0

\$6,350,000

BresicWhitney
Hunters Hill



146 Paddington Street,
Paddington

🏠 4 🛋️ 4 🚗 2

\$5,900,000

Raine & Horne
Double Bay

Northern Territory



1/14 Annear Court,
Stuart Park

🏠 4 🛋️ 2 🚗 2

\$699,000

North Property NT



14 Bougainvillea Street,
Nightcliff

🏠 4 🛋️ 2 🚗 0

\$650,000

Real Estate Central NT

Queensland



121/1 Newstead Terrace,
Newstead

🏠 3 🛋️ 2 🚗 2

\$4,400,000

McGrath
New Farm



805/1 Douglas Street,
Coolangatta

🏠 4 🛋️ 4 🚗 2

\$2,450,000

Real Specialists

South Australia



5 Townsend Avenue,
Hove

🏠 3 🛋️ 2 🚗 2

\$1,100,000

Ray White
Unley



24 Lagonda Drive,
Windsor Gardens

🏠 4 🛋️ 2 🚗 4

\$835,000

Real Estate Partners SA

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Top two sales over the past week, states and territories

Tasmania



152 Axiom Way,
Acton Park

 6  3  2

\$990,000

PMM Real Estate



2 Bluebush Crescent,
Blackmans Bay

 4  2  2

\$952,000

*Knight Frank
Tasmania*

Victoria



346 Beach Road,
Black Rock

 4  3  2

\$3,100,000

Maitland Group



9 The Esplanade,
Geelong

 4  2  1

\$2,375,000

*McGrath
Geelong*

Western Australia



69/2 Brighton Road,
Scarborough

 3  2  2

\$1,830,000

*Realmark Coastal
North Beach*



81 Vincent Street,
Nedlands

 4  2  0

\$1,730,000

Acton Dalkeith

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