



CoreLogic Property Market Indicator Summary

All data to week ending
6 September 2020

Preliminary clearance rate remains fairly stable week-on-week despite lower auction activity

This week, the combined capital city preliminary auction clearance rate was down only slightly across a lower volume of auctions. There were 882 homes taken to auction over the week, down from 1,128 over the previous week and 1,533 this time last year. Of the 696 results collected so far, 67.5 per cent were successful, slightly lower than last week's preliminary figure of 67.7 per cent which later revised down to 59.8 per cent at final collection. Over the same week last year, a final clearance rate of 72.3 per cent was reported across the combined capitals. Auction activity came to a virtual halt in Melbourne this week with just 28 homes taken to auction. The lower activity is not overly surprising given the city has been in stage 4 lockdown for the past 5 weeks, meaning both onsite auctions and private inspections are currently banned in Melbourne. Of the 24 results collected so far, just 33.3 per cent were successful, with all but one sold prior to the auction event. Two thirds of Melbourne auctions were withdrawn this week, skewing the clearance rate lower. Over the previous week, 162 auctions were held across the city, while this time last year, 765 Melbourne homes were taken to auction. Sydney was host to 625 auctions this week, down from 706 last week and 528 this time last year. Of the 491 auction results collected so far, 69.5 per cent were successful, down from last week's preliminary result of 74.0 per cent which revised down to 64.2 per cent at final results. This time last year, Sydney recorded a final auction clearance rate of 75.7 per cent. Across the smaller markets, Canberra recorded the highest preliminary clearance rate of 78.6 per cent, across 70 auction results, followed by Adelaide with a preliminary clearance rate of 69.0 per cent across 42 results.

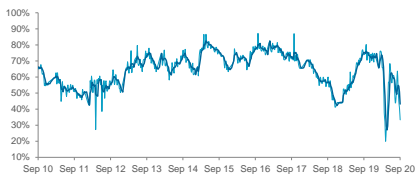
Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	69.5%	625	491	341	150	75.7%	528
Melbourne	33.3%	28	24	8	16	74.0%	765
Brisbane	60.0%	64	50	30	20	56.8%	83
Adelaide	69.0%	63	42	29	13	65.6%	74
Perth	26.7%	20	15	4	11	33.3%	28
Tasmania	n.a.	4	4	3	1	n.a.	1
Canberra	78.6%	78	70	55	15	68.1%	54
Weighted Average	67.5%	882	696	470	226	72.3%	1,533

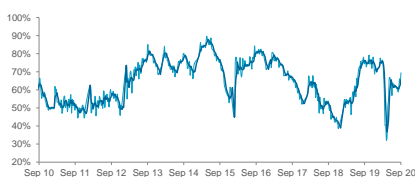
Weekly Clearance Rate, Combined Capital Cities



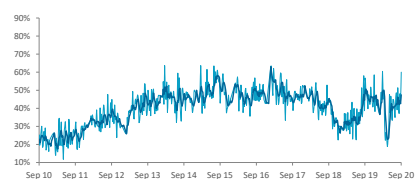
Weekly clearance rate, Melbourne



Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



	Clearance rate	Total auctions	CoreLogic auction results
Sydney sub-regions			
Central Coast	64.3%	16	14
Baulkham Hills and Hawkesbury	66.7%	17	15
Blacktown	n.a.	9	4
City and Inner South	71.0%	77	62
Eastern Suburbs	65.6%	75	61
Inner South West	60.0%	72	60
Inner West	77.8%	66	54
North Sydney and Hornsby	75.3%	99	85
Northern Beaches	81.3%	46	32
Outer South West	n.a.	3	2
Outer West and Blue Mountains	n.a.	8	6
Parramatta	48.3%	45	29
Ryde	76.9%	37	26
South West	54.6%	29	22
Sutherland	73.7%	26	19
Melbourne sub-regions			
Inner	n.a.	6	6
Inner East	n.a.	8	6
Inner South	n.a.	3	3
North East	n.a.	2	1
North West	n.a.	1	1
Outer East	n.a.	n.a.	n.a.
South East	n.a.	3	2
West	n.a.	5	5
Mornington Peninsula	n.a.	n.a.	n.a.
Regional SA4			
Newcastle and Lake Macquarie	80.0%	24	20
Illawarra	n.a.	4	4
Gold Coast	44.8%	39	29
Sunshine Coast	n.a.	17	9
Geelong	n.a.	7	6

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

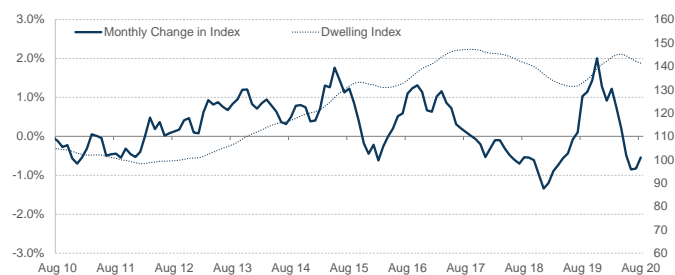
Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.1%	-0.3%	1.6%	9.6%
Melbourne	-0.2%	-1.2%	-2.1%	5.3%
Brisbane	0.0%	0.1%	1.0%	3.5%
Adelaide	0.3%	0.2%	1.5%	2.9%
Perth	0.0%	0.2%	-1.2%	-1.9%
Combined 5 capitals	-0.1%	-0.4%	0.2%	6.1%

*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>.

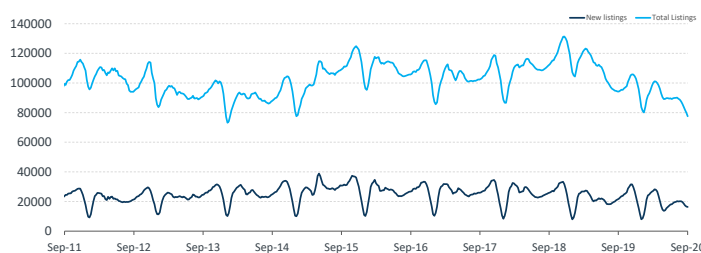
Monthly change in home value index, 5 capital city aggregate



Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	6,061	0.6%	20,325	-0.4%
Melbourne	1,468	-76.1%	16,790	-24.4%
Brisbane	3,545	-11.5%	16,820	-19.5%
Adelaide	1,417	-17.7%	5,761	-21.9%
Perth	2,941	3.9%	14,439	-22.7%
Hobart	282	-10.8%	844	-18.7%
Darwin	77	-51.6%	737	-32.7%
Canberra	544	-17.8%	1,827	-26.7%
Combined Capitals	16,335	-25.3%	77,543	-17.7%

Number of homes for sale, combined capital cities

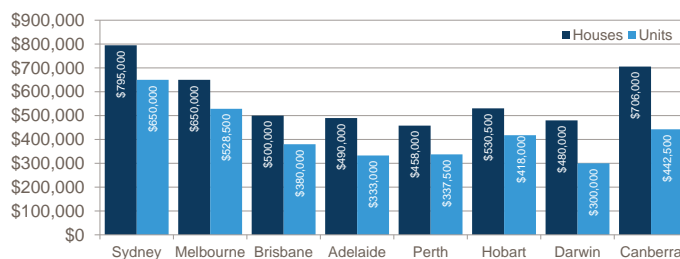


These results are calculated across properties that have been advertised for sale over the **28 days ending 6th September 2020**. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,486	\$795,000	789	\$650,000
Melbourne	972	\$650,000	383	\$528,500
Brisbane	735	\$500,000	190	\$380,000
Adelaide	700	\$490,000	141	\$333,000
Perth	803	\$458,000	152	\$337,500
Hobart	149	\$530,500	37	\$418,000
Darwin	25	\$480,000	27	\$300,000
Canberra	92	\$706,000	120	\$442,500
Combined Capitals	4,962	\$614,156	1,839	\$523,319

Median house and unit prices



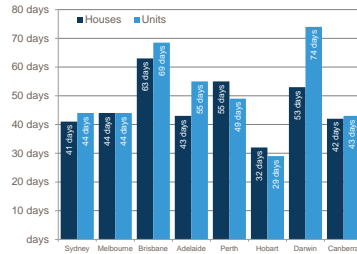
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

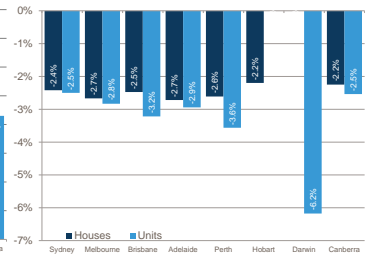
Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	41 days	-2.4%	44 days	-2.5%
Melbourne	44 days	-2.7%	44 days	-2.8%
Brisbane	63 days	-2.5%	69 days	-3.2%
Adelaide	43 days	-2.7%	55 days	-2.9%
Perth	55 days	-2.6%	49 days	-3.6%
Hobart	32 days	-2.2%	29 days	n.a.
Darwin	53 days	n.a.	74 days	-6.2%
Canberra	42 days	-2.2%	43 days	-2.5%

Median time on market



Median vendor discounting

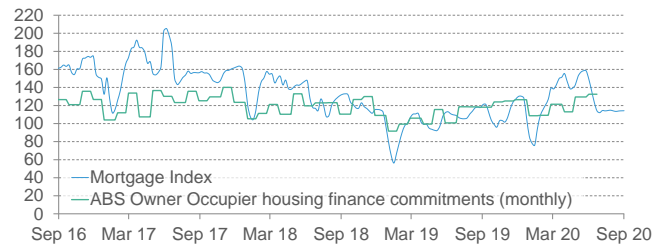


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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
National	114.2	0.1%
NSW	158.6	4.7%
QLD	109.9	1.9%
SA	104.1	3.3%
TAS	82.8	14.6%
VIC	108.9	-8.9%
WA	91.3	-1.9%

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



89 Buxton Street,
Deakin
 5 3 1
\$1,670,000
*Luton Properties
Manuka*



55 Coranderrk Street,
Reid
 3 2 1
\$1,640,000
*Blackshaw
Manuka*

New South Wales



41 Newton Road,
Strathfield
 6 3 2
\$5,502,000
*Richard Matthews Real
Estate*



14 Malcolm Street,
Narrabeen
 4 5 4
\$4,270,000
Clarke & Humel Property

Northern Territory



10 Parsons Street,
Fannie Bay
 5 3 2
\$1,355,000
*Real Estate Central
Darwin*



26 Millar Road,
Humpty Doo
 5 2 5
\$925,000
Ray White Bayside

Queensland



36a Oxlade Drive,
New Farm
 4 3 2
\$8,000,000
*Ray White
New Farm*



10 Excalibur Court,
Paradise Point
 4 4 3
\$2,650,000
Professionals Vertullo

South Australia



33 Dutton Terrace,
Medindie
 5 2 4
\$1,490,000
Williams Real Estate



46b Park Avenue,
Rosslyn Park
 4 2 2
\$1,290,000
*Belle Property
Norwood*

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Top two sales over the past week, states and territories

Tasmania



47 Balmoral Road,
Kingston Beach

 4  1  0

\$1,000,000

*Petrusma Property
Sandy Bay*



355 Strickland Avenue,
South Hobart

 4  2  2

\$800,000

*Petrusma Property
Sandy Bay*

Victoria



80 West View Grove,
Ocean Grove

 6  3  6

\$2,250,000

Pavilion Property



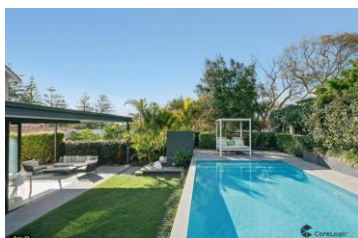
6 Layman Court,
Doncaster East

 5  4  2

\$1,750,000

*Jellis Craig
Doncaster*

Western Australia



4 Sea View Terrace,
Cottesloe

 4  3  2

\$3,350,000

*Mint Real Estate
Claremont*



23b Bindaring Parade,
Claremont

 3  2  2

\$2,195,000

*Wallace Realty
Claremont*

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