



# CoreLogic Property Market Indicator Summary

All data to week ending  
17 January 2021

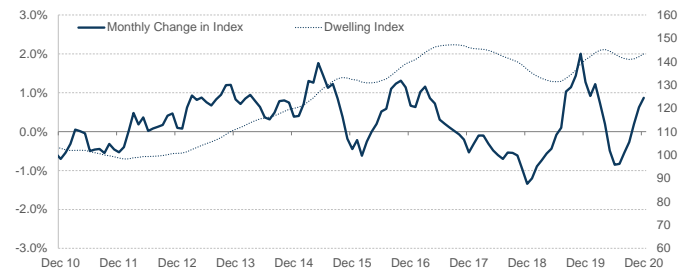
## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.1%	0.2%	0.0%	2.2%
Melbourne	0.1%	0.4%	0.1%	-1.9%
Brisbane	0.2%	0.9%	0.4%	3.9%
Adelaide	0.3%	0.7%	0.4%	6.1%
Perth	0.2%	0.6%	0.4%	2.4%
<b>Combined 5 capitals</b>	<b>0.1%</b>	<b>0.4%</b>	<b>0.1%</b>	<b>1.5%</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>.

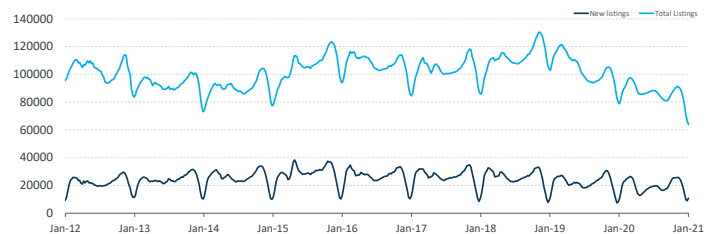
## Monthly change in home value index, 5 capital city aggregate



## Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	2,336	-3.5%	12,446	-13.8%
Melbourne	3,349	35.3%	19,001	12.4%
Brisbane	1,886	-10.8%	13,167	-29.6%
Adelaide	851	-14.7%	4,596	-36.5%
Perth	1,921	3.2%	12,253	-30.6%
Hobart	164	-23.7%	631	-27.5%
Darwin	63	-26.7%	585	-42.9%
Canberra	246	-14.0%	1,156	-40.3%
<b>Combined Capitals</b>	<b>10,816</b>	<b>3.4%</b>	<b>63,835</b>	<b>-19.0%</b>

## Number of homes for sale, combined capital cities

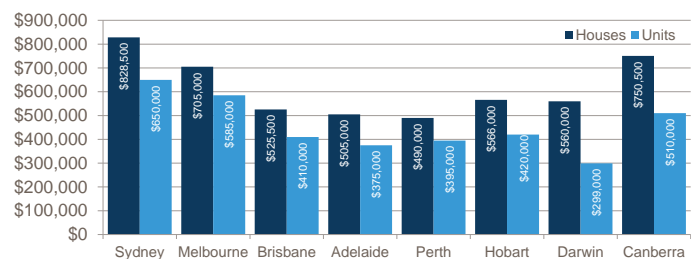


These results are calculated across properties that have been advertised for sale over the 28 days ending 17<sup>th</sup> January 2021. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,161	\$828,500	595	\$650,000
Melbourne	1,561	\$705,000	775	\$585,000
Brisbane	850	\$525,500	231	\$410,000
Adelaide	597	\$505,000	119	\$375,000
Perth	877	\$490,000	247	\$395,000
Hobart	118	\$566,000	35	\$420,000
Darwin	62	\$560,000	22	\$299,000
Canberra	64	\$750,500	73	\$510,000
<b>Combined Capitals</b>	<b>5,290</b>	<b>\$640,798</b>	<b>2,097</b>	<b>\$541,504</b>

## Median house and unit prices



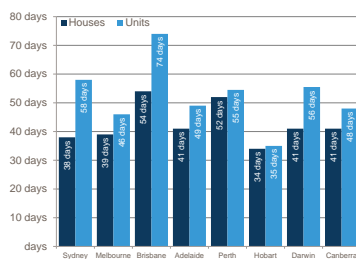
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

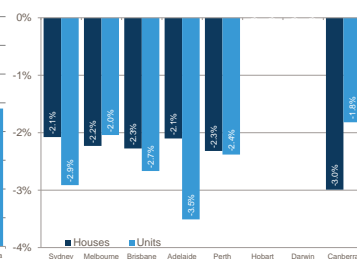
## Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	38 days	-2.1%	58 days	-2.9%
Melbourne	39 days	-2.2%	46 days	-2.0%
Brisbane	54 days	-2.3%	74 days	-2.7%
Adelaide	41 days	-2.1%	49 days	-3.5%
Perth	52 days	-2.3%	55 days	-2.4%
Hobart	34 days	n.a.	35 days	n.a.
Darwin	41 days	n.a.	56 days	n.a.
Canberra	41 days	-3.0%	48 days	-1.8%

## Median time on market



## Median vendor discounting

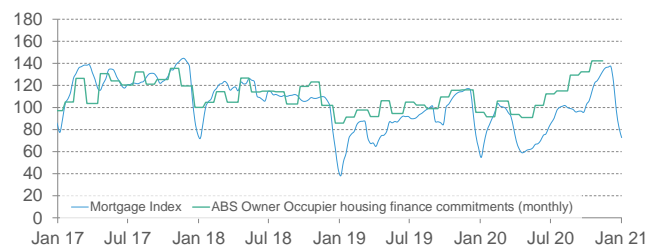


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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	72.7	-47.0%
NSW	55.2	-57.2%
QLD	85.4	-43.4%
SA	50.7	-47.7%
TAS	55.8	-46.6%
VIC	79.2	-41.9%
WA	124.3	-32.7%

## 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



4 Elliot Street,  
Campbell  
 🏠 4 🛋️ 3 🚗 2

**\$2,100,000**

*Belle Property  
Canberra*



22 Angas Street,  
Ainslie  
 🏠 5 🛋️ 2 🚗 2

**\$1,250,000**

*Carter + Co*

### New South Wales



69 Stanhope Road,  
Killara  
 🏠 6 🛋️ 3 🚗 3

**\$5,300,000**

*Ray White  
Upper North Shore*



231 Del Monte Place,  
Copacabana  
 🏠 4 🛋️ 3 🚗 0

**\$4,515,000**

*George Brand Real Estate*

### Northern Territory



15 Leary Street,  
Bellamack  
 🏠 4 🛋️ 2 🚗 2

**\$650,000**

*Pacific Property  
Darwin*



27 Villaflor Crescent,  
Woolner  
 🏠 3 🛋️ 2 🚗 2

**\$650,000**

*LJ Hooker  
Darwin*

### Queensland



6/3531 Main Beach Parade,  
Main Beach  
 🏠 3 🛋️ 4 🚗 2

**\$6,300,000**

*Ray White  
Prestige*



38 Amalfi Drive,  
Surfers Paradise  
 🏠 5 🛋️ 5 🚗 2

**\$4,650,000**

*Amir Prestige Property  
Agents*

### South Australia



3 Hoggs Road,  
Mitcham  
 🏠 4 🛋️ 2 🚗 3

**\$1,710,000**

*Harcourts Pilgrim*



2a Woodcroft Avenue,  
St Georges  
 🏠 4 🛋️ 2 🚗 2

**\$1,505,000**

*Harris Real Estate*

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

### Tasmania



14 Clarke Avenue,  
Battery Point

 3  3  2

**\$5,100,000**

*Knight Frank  
Tasmania*



44 Hill Street,  
West Launceston

 4  2  0

**\$990,000**

*Harcourts  
Launceston*

### Victoria



542 Esplanade,  
Mount Martha

 4  3  2

**\$3,850,000**

*Warlimont & Nutt*



3 Granya Grove,  
Mount Eliza

 4  3  2

**\$3,000,000**

*One Agency Peninsula*

### Western Australia



6 Calver Place,  
City Beach

 4  4  2

**\$4,425,000**

*Ray White  
Dalkeith/Claremont*



25 Elizabeth Street,  
Nedlands

 4  2  2

**\$2,200,000**

*Duet Property Group*

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