



CoreLogic Property Market Indicator Summary

All data to week ending
7 February 2021

Preliminary clearance rate improves as volumes rise across the combined capitals

Auction markets have returned a strong result on higher volumes this week, with the combined capitals weighted average preliminary clearance rate holding above 80%. Every capital city recorded a clearance rate above 70% as volumes continued to surge higher after the festive period slowdown. There were 1,287 homes taken to auction across the combined capital cities this week, returning a preliminary auction clearance rate of 83.8%, an improvement on the 81.1% preliminary result last week when a lower 884 auctions took place. Last week's clearance rate revised down to 77.2% by final figures on Wednesday; it's likely this week's result may come in above this given the higher preliminary figure. Over the same week last year, auction volumes were lower with 1,167 homes going under the hammer across the combined capital cities, returning a final auction clearance rate of just 67.7%. In Melbourne, a preliminary auction clearance rate of 80.8% was recorded across 592 auctions this week, while last week there were 390 auctions returning a final clearance rate of 80%. One year ago, the clearance rate was just 68.5% across 419 auctions. There were 449 auctions held in Sydney this week, returning a preliminary clearance rate of 89.1%. In comparison, there were 270 auctions held over the previous week and the final auction clearance rate was 76.7%. One year ago, 384 auctions were held across the city and the clearance rate came in at 77.6%. Across the smaller auction markets, Canberra returned the highest preliminary clearance rate of 92.7%, followed by Adelaide (82.8%), Perth (75%) and Brisbane (74.6%). Such strong auction results signal further upwards pressure on housing prices amidst extremely tight advertised supply levels and above average buyer demand.

Capital City Auction Statistics (Preliminary)

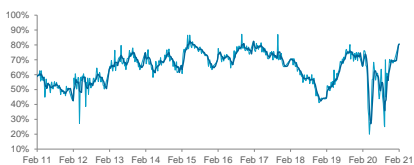
City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	89.1%	449	357	318	39	77.6%	447
Melbourne	80.8%	592	489	395	94	68.5%	419
Brisbane	74.6%	84	63	47	16	42.7%	115
Adelaide	82.8%	85	58	48	10	53.8%	77
Perth	75.0%	17	12	9	3	36.0%	35
Tasmania	n.a.	1	0	0	0	n.a.	4
Canberra	92.7%	59	41	38	3	75.0%	70
Weighted Average	83.8%	1,287	1,020	855	165	67.7%	1,167

Please note: A minimum sample size of 10 results is required to report a clearance rate

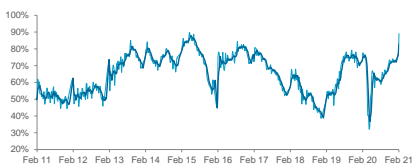
Weekly Clearance Rate, Combined Capital Cities



Weekly clearance rate, Melbourne



Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



— Weekly auction clearance rate — 4 week average

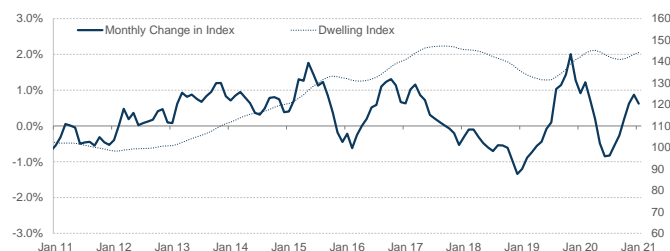
	Clearance rate	Total auctions	CoreLogic auction results
Sydney sub-regions			
Central Coast	94.4%	25	18
Baulkham Hills and Hawkesbury	n.a.	14	9
Blacktown	n.a.	14	9
City and Inner South	86.7%	52	45
Eastern Suburbs	92.9%	16	14
Inner South West	93.2%	54	44
Inner West	100.0%	37	31
North Sydney and Hornsby	91.8%	61	49
Northern Beaches	93.9%	37	33
Outer South West	n.a.	2	1
Outer West and Blue Mountains	n.a.	4	2
Parramatta	83.9%	36	31
Ryde	93.8%	26	16
South West	77.8%	27	18
Sutherland	78.4%	44	37
Melbourne sub-regions			
Inner	79.0%	145	119
Inner East	82.0%	71	61
Inner South	82.1%	95	78
North East	79.0%	66	57
North West	79.1%	49	43
Outer East	84.9%	47	33
South East	85.7%	46	35
West	78.6%	62	56
Mornington Peninsula	n.a.	11	7
Regional SA4			
Newcastle and Lake Macquarie	73.9%	33	23
Illawarra	n.a.	9	8
Gold Coast	74.1%	45	27
Sunshine Coast	n.a.	13	4
Geelong	100.0%	25	22

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	0.3%	0.8%	0.7%	2.0%
Melbourne	0.2%	0.6%	0.6%	-2.3%
Brisbane	0.3%	1.0%	1.2%	4.3%
Adelaide	0.2%	0.9%	1.1%	6.7%
Perth	0.3%	1.6%	1.9%	3.7%
Combined 5 capitals	0.3%	0.8%	0.9%	1.5%

Monthly change in home value index, 5 capital city aggregate



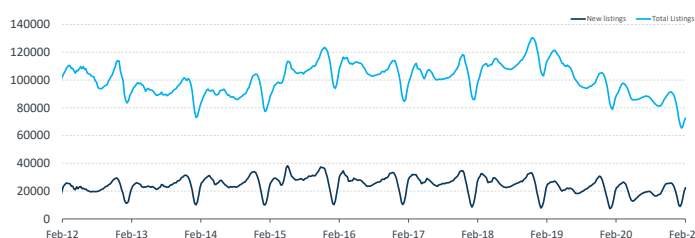
*The monthly change is the change over the past 28 days.

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>.

Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	5,918	-4.5%	15,589	-13.7%
Melbourne	7,480	10.4%	21,939	6.0%
Brisbane	3,539	-3.5%	14,272	-28.4%
Adelaide	1,575	-5.4%	5,099	-33.8%
Perth	2,896	-7.9%	12,799	-30.8%
Hobart	317	-2.2%	727	-23.5%
Darwin	138	0.0%	654	-39.6%
Canberra	554	-7.4%	1,471	-34.7%
Combined Capitals	22,417	-0.4%	72,550	-18.7%

Number of homes for sale, combined capital cities

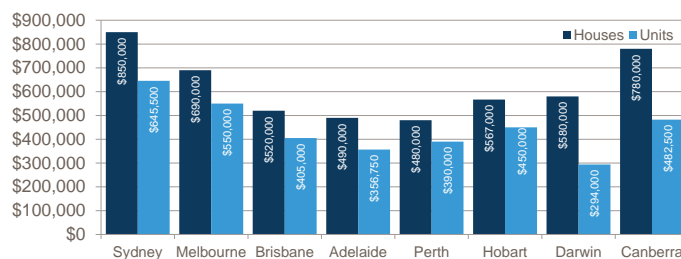


These results are calculated across properties that have been advertised for sale over the 28 days ending 7th February 2021. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,018	\$850,000	697	\$645,500
Melbourne	1,511	\$690,000	757	\$550,000
Brisbane	780	\$520,000	213	\$405,000
Adelaide	633	\$490,000	146	\$356,750
Perth	781	\$480,000	245	\$390,000
Hobart	145	\$567,000	37	\$450,000
Darwin	37	\$580,000	18	\$294,000
Canberra	54	\$780,000	76	\$482,500
Combined Capitals	4,959	\$634,066	2,189	\$529,363

Median house and unit prices



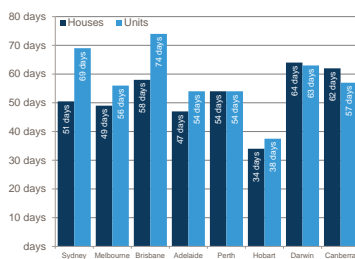
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

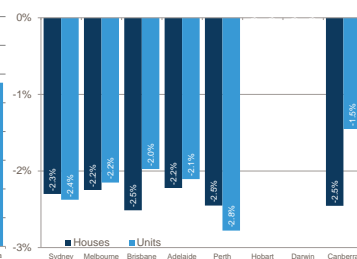
Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	51 days	-2.3%	69 days	-2.4%
Melbourne	49 days	-2.2%	56 days	-2.2%
Brisbane	58 days	-2.5%	74 days	-2.0%
Adelaide	47 days	-2.2%	54 days	-2.1%
Perth	54 days	-2.5%	54 days	-2.8%
Hobart	34 days	n.a.	38 days	n.a.
Darwin	64 days	n.a.	63 days	n.a.
Canberra	62 days	-2.5%	57 days	-1.5%

Median time on market



Median vendor discounting

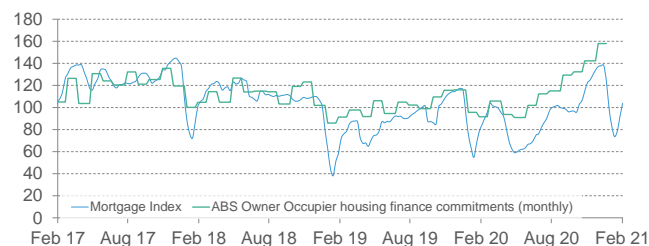


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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
National	103.8	25.0%
NSW	85.1	20.6%
QLD	125.5	37.7%
SA	77.7	33.7%
TAS	79.8	3.4%
VIC	103.5	16.9%
WA	166.9	34.7%

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



23 Hovea Street,
O'Connor
 🏠 5 🛋️ 4 🚗 3

\$2,615,000

Carter & Co Agents



113 Walker Crescent,
Narrabundah
 🏠 5 🛋️ 3 🚗 1

\$1,700,000

Luton Properties

New South Wales



18a Raine Street,
Woollahra
 🏠 4 🛋️ 4 🚗 2

\$5,910,000

Cobden & Hayson



45 Edgecliff Esplanade,
Seaforth
 🏠 5 🛋️ 4 🚗 2

\$4,675,000

Clarke & Humel Property

Northern Territory

Image
unavailable

132/8 Gardiner Street,
Darwin City
 🏠 3 🛋️ 2 🚗 2

\$740,000

*Pacific Property
Darwin*



16 Charles Street,
Stuart Park
 🏠 4 🛋️ 2 🚗 0

\$725,000

Real Estate Central NT

Queensland



99 George Street West,
Burling Heads
 🏠 3 🛋️ 3 🚗 2

\$4,600,000

Kollosche



19 Knightsbridge Parade East,
Paradise Point
 🏠 5 🛋️ 6 🚗 6

\$3,950,000

Kollosche

South Australia



154 Seaview Road,
Henley Beach South
 🏠 5 🛋️ 2 🚗 0

\$1,875,000

*Ray White
Henley Beach*



20 Crace Road,
Fulham
 🏠 5 🛋️ 4 🚗 2

\$1,852,000

Ous Property

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Top two sales over the past week, states and territories

Tasmania



12 Beach Street,
Leith
 🛏️ 4 🛋️ 2 🚗 0
\$1,300,000
Hampton Peters Real Estate



84 Suncoast Drive,
Blackmans Bay
 🛏️ 4 🛋️ 2 🚗 2
\$1,200,000
Knight Frank Tasmania

Victoria



12 Devon Street,
Box Hill South
 🛏️ 5 🛋️ 4 🚗 0
\$2,710,000
Fletchers Blackburn



12b Oliver Road,
Templestowe
 🛏️ 4 🛋️ 3 🚗 3
\$2,700,000
Jellis Craig Doncaster

Western Australia



27 Woodlands Street,
Woodlands
 🛏️ 4 🛋️ 2 🚗 2
\$2,280,000
Duet Property Group



11 Montrose Avenue,
Darlington
 🛏️ 4 🛋️ 3 🚗 0
\$1,700,000
The Agency

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