



CoreLogic Property Market Indicator Summary

All data to week ending
28 February 2021

Just under 2,500 homes taken to auction across the combined capital cities

There were 2,451 homes taken to auction across the combined capital cities this week, up from 2,128 over the previous week, although lower than this time last year when 3,026 auctions were held. Of the 2,053 results collected so far, 81.9 per cent reported a successful result, down from last week's preliminary auction clearance rate of 84.4 per cent, which revised down to 79.6 per cent at final figures. Over the same week last year, 73.9 per cent of reported auctions were successful across the combined capital cities. The final auction clearance rate has held above 75.0 per cent since auction reporting re-commenced in late January after the seasonal slowdown and this week will likely be no exception despite higher volumes. In Melbourne, 1,273 homes were taken to auction this week, compared to 1,095 over the previous week and 1,612 this time last year. Of the 1,091 auction results collected so far, 77.7 per cent were reported as successful, down from the previous week's preliminary clearance rate of 82.2 per cent, which revised down to 77.4 per cent at final figures. This time last year, 74.8 per cent of reported auctions were successful. Sydney was host to 844 auctions this week, increasing from 768 over the previous week, although lower than this time last year when 1,087 homes were taken to auction across the city. The preliminary clearance rate came in at 88.9 per cent this week, up slightly from the previous week's preliminary clearance rate of 88.2 per cent, which revised down to 83.4 per cent at final figures. This time last year, 76.6 per cent of reported auctions were successful. It is likely that Sydney's final clearance rate will come in around the low to mid 80 per cent range for the 4th consecutive week. Across the smaller cities, Canberra recorded the highest preliminary clearance rate at 84.7 per cent, followed by Adelaide (82.5 per cent) and Brisbane (79.0 per cent).

Capital City Auction Statistics (Preliminary)

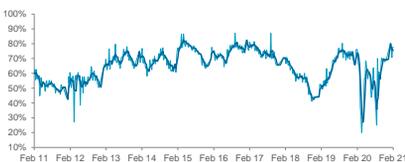
City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	88.9%	844	727	646	81	76.6%	1,087
Melbourne	77.7%	1,273	1,091	848	243	74.8%	1,612
Brisbane	79.0%	115	81	64	17	60.5%	136
Adelaide	82.5%	94	63	52	11	56.4%	85
Perth	33.3%	12	6	2	4	29.4%	18
Tasmania	n.a.	1	0	0	0	n.a.	5
Canberra	84.7%	112	85	72	13	69.5%	83
Weighted Average	81.9%	2,451	2,053	1,684	369	73.9%	3,026

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

Weekly Clearance Rate, Combined Capital Cities



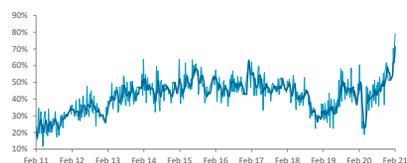
Weekly clearance rate, Melbourne



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	90.9%	15	11
Baulkham Hills and Hawkesbury	89.5%	24	19
Blacktown	45.5%	18	11
City and Inner South	85.7%	104	91
Eastern Suburbs	86.8%	115	106
Inner South West	91.3%	104	92
Inner West	92.0%	63	50
North Sydney and Hornsby	90.5%	139	116
Northern Beaches	92.9%	62	56
Outer South West	n.a.	9	9
Outer West and Blue Mountains	n.a.	7	4
Parramatta	88.5%	57	52
Ryde	97.0%	37	33
South West	85.7%	39	28
Sutherland	87.8%	51	49
Melbourne sub-regions			
Inner	74.7%	309	269
Inner East	79.8%	148	129
Inner South	79.4%	217	175
North East	77.9%	135	122
North West	76.2%	115	101
Outer East	84.2%	86	76
South East	74.1%	105	85
West	78.8%	134	118
Mornington Peninsula	81.3%	24	16
Regional SA4			
Newcastle and Lake Macquarie	76.5%	21	17
Illawarra	100.0%	18	13
Gold Coast	79.5%	54	39
Sunshine Coast	86.7%	24	15
Geelong	93.6%	34	31

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	0.9%	2.5%	2.9%	2.9%
Melbourne	0.9%	2.1%	2.5%	-1.2%
Brisbane	0.5%	1.5%	2.4%	5.0%
Adelaide	0.4%	0.8%	1.6%	7.3%
Perth	0.3%	1.5%	3.1%	4.7%
Combined 5 capitals	0.8%	2.1%	2.7%	2.4%

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	7,118	-0.9%	18,161	-12.5%
Melbourne	8,122	4.2%	23,939	1.6%
Brisbane	4,217	0.4%	14,950	-27.9%
Adelaide	1,693	-2.7%	5,220	-31.9%
Perth	3,688	11.5%	13,326	-28.9%
Hobart	311	-2.2%	743	-23.6%
Darwin	153	15.9%	668	-39.0%
Canberra	634	8.2%	1,648	-31.4%
Combined Capitals	25,936	2.7%	78,655	-18.0%

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 28th 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	1,565	\$856,000	1,040	\$650,000
Melbourne	1,753	\$701,000	845	\$552,500
Brisbane	1,024	\$524,975	298	\$400,000
Adelaide	536	\$492,500	168	\$333,000
Perth	893	\$497,000	288	\$417,750
Hobart	172	\$612,190	29	\$441,000
Darwin	29	\$575,000	10	\$312,250
Canberra	70	\$747,500	132	\$502,500
Combined Capitals	6,042	\$660,074	2,810	\$541,125

Median house and unit prices



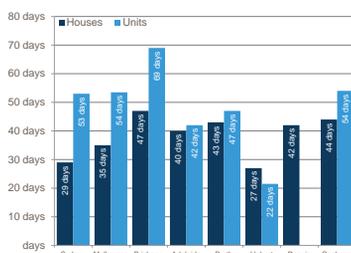
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

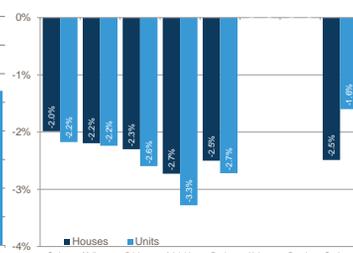
Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	29 days	-2.0%	53 days	-2.2%
Melbourne	35 days	-2.2%	54 days	-2.2%
Brisbane	47 days	-2.3%	69 days	-2.6%
Adelaide	40 days	-2.7%	42 days	-3.3%
Perth	43 days	-2.5%	47 days	-2.7%
Hobart	27 days	n.a.	22 days	n.a.
Darwin	42 days	n.a.	n.a.	n.a.
Canberra	44 days	-2.5%	54 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	127.7	37.8%
NSW	118.1	59.5%
QLD	153.0	38.5%
SA	93.2	43.5%
TAS	95.2	30.6%
VIC	116.2	21.2%
WA	191.5	23.2%

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



42 Holmes Crescent,
Campbell

🏠 5 🛋️ 2 🚗 3

\$2,120,000

*Belle Property
Canberra*



10 Hendry Close,
Nicholls

🏠 6 🛋️ 5 🚗 6

\$2,021,000

*Luton Properties
Gungahlin*

New South Wales



1806/81 Macleay Street,
Potts Point

🏠 3 🛋️ 3 🚗 2

\$11,000,000

*Richardson & Wrench
Elizabeth Bay/Potts Point*



22 Wunda Road,
Mosman

🏠 5 🛋️ 4 🚗 1

\$7,350,000

Atlas Lower North Shore

Northern Territory



6 Beatrice Street,
Stuart Park

🏠 3 🛋️ 1 🚗 0

\$775,000

Heron Property



2 Stasinowsky Street,
Alawa

🏠 4 🛋️ 2 🚗 0

\$680,000

Real Estate Central NT

Queensland



4 La Scala Court,
Surfers Paradise

🏠 4 🛋️ 3 🚗 2

\$3,705,000

*Harcourts
Paradise Point*



1181/1 Lennie Avenue,
Main Beach

🏠 4 🛋️ 2 🚗 3

\$3,700,000

*Ray White Prestige
Gold Coast*

South Australia



4 Ulah Place,
Semaphore Park

🏠 4 🛋️ 2 🚗 1

\$1,800,000

*Harcourts Smith
Semaphore*



57 Phillis Street,
Maylands

🏠 5 🛋️ 2 🚗 0

\$1,720,000

Klemich Real Estate

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Top two sales over the past week, states and territories

Tasmania



505/3 Evans Street,
Hobart

3 2 2

\$1,838,000

*Knight Frank
Tasmania*



3/80 Hampden Road,
Battery Point

3 3 2

\$1,650,000

*Knight Frank
Tasmania*

Victoria



46 Illawarra Road,
Hawthorn

6 4 2

\$5,050,000

*Marshall White
Boroondara*



56 Elphin Grove,
Hawthorn

4 2 0

\$4,425,000

*Marshall White
Boroondara*

Western Australia



21 Brighton Street,
Cottesloe

5 4 2

\$3,000,000

*Shellabears
Cottesloe*



4 Stewart Street,
West Beach

5 2 4

\$1,800,000

*Professionals Esperance Real
Estate*

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