



CoreLogic Property Market Indicator Summary

All data to week ending
28 March 2021

Busiest week for auctions since the week prior to Easter 2018

There were 3,791 homes taken to auction across the combined capital cities this week, the busiest auction week since the week ending 25th March 2018 when 3,990 capital city homes were taken to auction. In comparison, last week saw 2,710 auctions held across the combined capitals, while at the same time last year, 3,289 homes were taken to auction. The higher volumes saw the preliminary clearance rate strengthen, with 84.4 per cent of auctions recording a successful result, up from last week's preliminary clearance rate of 82.0 per cent, which revised down to 80.9 per cent at final figures. Over the same week last year, a final clearance rate of just 37.3 per cent was recorded across the combined capitals as withdrawal rates surged amid COVID related restrictions. This week last year, 50.2 per cent of auctions were reported as withdrawn, while just 4.1 per cent of auctions have been reported as withdrawn so far this week. There were 1,899 auctions held in Melbourne over the week, and of the 1,663 results reported so far, 83.8 per cent have been successful. Last week saw 1,322 homes taken to auction across the city, returning a final clearance rate of 78.8 per cent. This time last year, 1,565 auctions were held across the city. Sydney was host to 1,392 auctions this week, increasing from 1,025 over the previous week, and 1,279 this time last year. The preliminary clearance rate came in at 89.1 per cent this week, increasing on the previous week's preliminary clearance rate of 87.5 per cent, which revised down to 85.0 per cent at final figures. Sydney's final auction clearance rate continues to maintain strength, holding above 80 per cent for the past 7 weeks and once again this week is likely to be no different once final results are collected. Across the smaller auction markets, Canberra recorded the highest preliminary clearance rate at 86.3 per cent, followed by Adelaide at 73.9 per cent. Auction volumes are set to fall next week due to the Easter long weekend, with CoreLogic currently tracking around 880 auctions across the combined capital cities, while the Easter period last year saw 634 homes taken to auction.

Capital City Auction Statistics (Preliminary)

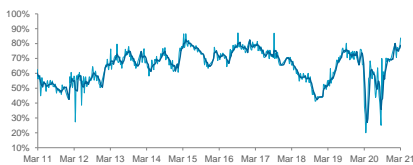
City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	89.1%	1,392	1,210	1,078	132	40.3%	1,279
Melbourne	83.8%	1,899	1,663	1,393	270	37.6%	1,565
Brisbane	68.8%	191	125	86	39	22.3%	197
Adelaide	73.9%	156	111	82	29	22.1%	113
Perth	66.7%	32	18	12	6	33.3%	31
Tasmania	n.a.	2	2	0	2	n.a.	8
Canberra	86.3%	119	102	88	14	45.0%	96
Weighted Average	84.4%	3,791	3,231	2,739	492	37.3%	3,289

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



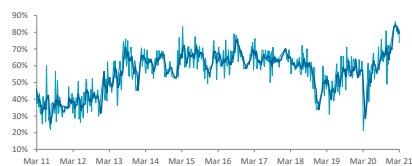
Weekly clearance rate, Sydney



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	95.8%	29	24
Baulkham Hills and Hawkesbury	92.5%	53	40
Blacktown	94.1%	45	34
City and Inner South	91.5%	132	118
Eastern Suburbs	84.9%	151	132
Inner South West	87.6%	162	145
Inner West	87.5%	139	120
North Sydney and Hornsby	88.3%	221	197
Northern Beaches	94.8%	104	96
Outer South West	n.a.	11	7
Outer West and Blue Mountains	87.5%	28	24
Parramatta	89.9%	111	99
Ryde	93.1%	79	72
South West	87.5%	64	48
Sutherland	81.5%	63	54
Melbourne sub-regions			
Inner	81.6%	395	343
Inner East	86.8%	269	242
Inner South	83.7%	292	257
North East	83.9%	214	192
North West	80.1%	152	141
Outer East	85.6%	139	118
South East	91.0%	197	166
West	77.8%	200	171
Mornington Peninsula	87.9%	41	33
Regional SA4			
Newcastle and Lake Macquarie	95.0%	51	40
Illawarra	87.0%	48	46
Gold Coast	75.6%	72	41
Sunshine Coast	64.5%	48	31
Geelong	86.0%	56	50

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.

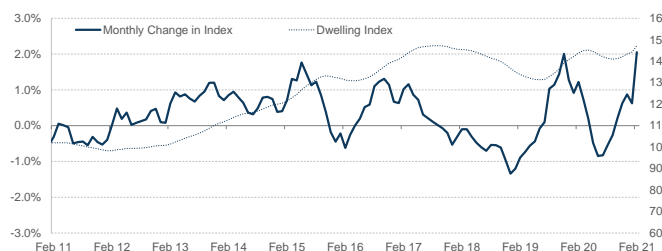
Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.8%	3.4%	6.4%	5.2%
Melbourne	0.6%	2.2%	4.8%	0.3%
Brisbane	0.6%	2.0%	4.5%	6.4%
Adelaide	0.5%	1.4%	3.0%	8.3%
Perth	0.3%	1.4%	4.6%	5.6%
Combined 5 capitals	0.6%	2.6%	5.3%	4.2%

*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>.

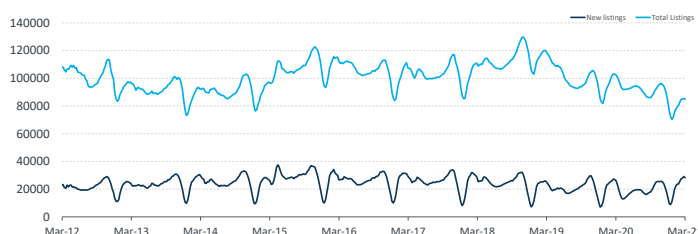
Monthly change in home value index, 5 capital city aggregate



Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	7,346	-6.1%	19,760	-15.4%
Melbourne	9,006	16.4%	26,470	1.5%
Brisbane	4,422	2.8%	15,503	-28.8%
Adelaide	1,945	6.4%	5,572	-29.1%
Perth	4,467	50.8%	14,330	-22.6%
Hobart	341	-22.5%	822	-27.1%
Darwin	138	3.0%	681	-36.4%
Canberra	620	0.2%	1,720	-31.2%
Combined Capitals	28,285	9.4%	84,858	-17.0%

Number of homes for sale, combined capital cities

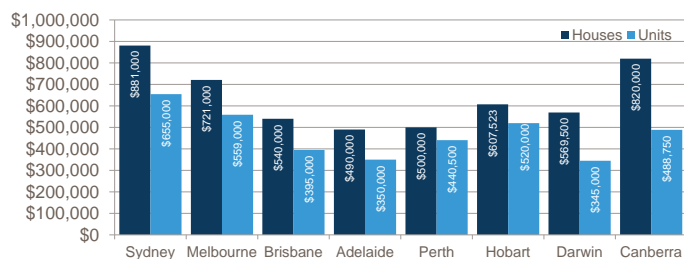


These results are calculated across properties that have been advertised for sale over the 28 days ending 28th March 2021. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,825	\$881,000	1,285	\$655,000
Melbourne	2,191	\$721,000	1,081	\$559,000
Brisbane	1,190	\$540,000	367	\$395,000
Adelaide	663	\$490,000	224	\$350,000
Perth	1,037	\$500,000	342	\$440,500
Hobart	169	\$607,523	49	\$520,000
Darwin	44	\$569,500	15	\$345,000
Canberra	73	\$820,000	150	\$488,750
Combined Capitals	7,192	\$675,903	3,513	\$547,662

Median house and unit prices



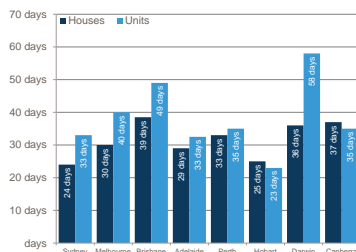
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

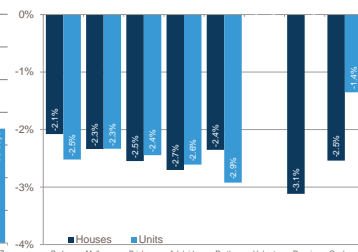
Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	24 days	-2.1%	33 days	-2.5%
Melbourne	30 days	-2.3%	40 days	-2.3%
Brisbane	39 days	-2.5%	49 days	-2.4%
Adelaide	29 days	-2.7%	33 days	-2.6%
Perth	33 days	-2.4%	35 days	-2.9%
Hobart	25 days	n.a.	23 days	n.a.
Darwin	36 days	-3.1%	58 days	n.a.
Canberra	37 days	-2.5%	35 days	-1.4%

Median time on market



Median vendor discounting

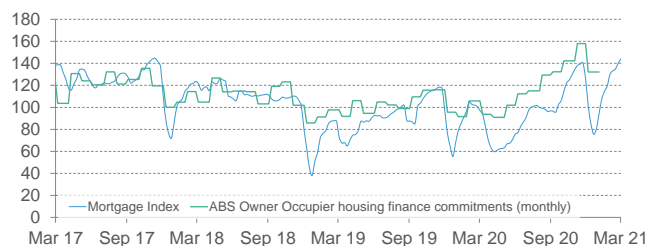


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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	143.9	10.8%
NSW	137.4	11.6%
QLD	170.1	9.8%
SA	84.7	-9.8%
TAS	103.8	10.3%
VIC	135.3	15.6%
WA	202.1	7.2%

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



4 Finnis Crescent,
Narrabundah

4
 2
 2

\$2,410,000

Luton Properties



19 Newman Street,
Yarralumla

3
 1
 0

\$2,191,000

*Berkely Residential
Kingston*

New South Wales



8 Sherwin Street,
Henley

5
 4
 5

\$9,950,000

Ward Partners



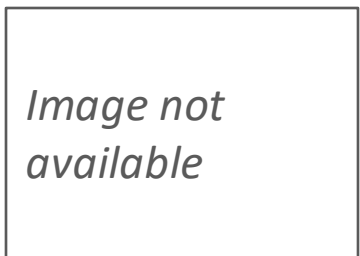
39 Seaforth Crescent,
Seaforth

5
 4
 2

\$8,100,000

*Stone Real Estate
Manly*

Northern Territory



211/130 Esplanade,
Darwin City

3
 2
 2

\$730,000

*O'Donoghues First National
Darwin*



4 Underdown Street,
Gillen

4
 2
 0

\$553,000

Marion Burton Real Estate

Queensland



1/39 Tingira Crescent,
Sunrise Beach

3
 3
 2

\$3,710,000

Reed & Co



87 Campbell Street,
Bundall

4
 5
 2

\$3,550,000

Cole Residential

South Australia

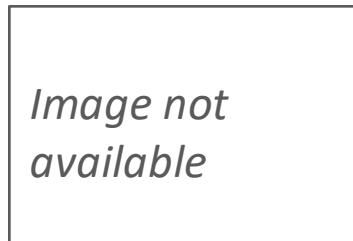


19 Simpson Parade,
Goodwood

4
 2
 4

\$2,220,000

*Ouwens Casserly
Real Estate*



49 Fifth Avenue,
St Peters

3
 2
 2

\$1,975,000

Klemich Real Estate

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Top two sales over the past week, states and territories

Tasmania



3 Beach Street,
Bellerive
 🏠 5 🛋️ 2 🚗 2
\$1,352,000
*Petrusma Property
Kingston*



5 Danbury Drive,
Legana
 🏠 5 🛋️ 2 🚗 2
\$1,060,000
*One Agency
Launceston*

Victoria



64 Central Park Road,
Malvern East
 🏠 5 🛋️ 4 🚗 2
\$4,715,000
*Jellis Craig
Armadale*



9 May Street,
Deepdene
 🏠 5 🛋️ 4 🚗 2
\$4,180,000
*Marshall White
Balwyn*

Western Australia



8 Wood Street,
Swanbourne
 🏠 5 🛋️ 3 🚗 2
\$4,910,000
Renouf Real Estate



152 Heytesbury Road,
Subiaco
 🏠 4 🛋️ 2 🚗 2
\$2,110,000
Duet Property Group

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