



CoreLogic Property Market Indicator Summary

All data to week ending
7 March 2021

Capital city preliminary clearance rate improves across lower volumes over the week

There were 1,587 capital city homes taken to auction this week. Of the 1,311 results collected so far, 84.5% have reportedly sold. This is an improvement on last week's preliminary clearance rate of 81.9% when volumes were higher (2,473). Final figures by Wednesday saw last week's preliminary clearance rate revised down to 79.3%. The lower volumes this week can be attributed to four of the states and territories welcoming a public holiday on Monday, including Melbourne where volumes are down substantially over the week. There were 477 Melbourne homes auctioned this week, down on the 1,299 last week. Of the results collected so far, 80.9% were sold results. The final clearance rate last week came in at 76.4% and one year ago 66.1% of auctions cleared when volumes were a lower 418. In Sydney, 812 homes were taken to auction this week, returning a preliminary auction clearance rate of 86.7%. Last week, a higher 844 auctions were held with an 85.3% final clearance rate and one year ago 830 auctions took place and a 75.2% success rate was achieved. According to preliminary figures, all of the smaller auction markets saw over 80% of auctions successful this week, Canberra returned the highest preliminary figure of 91.5%, followed by Brisbane (82.3%), Perth (81.8%) and Adelaide (81.7%).

Capital City Auction Statistics (Preliminary)

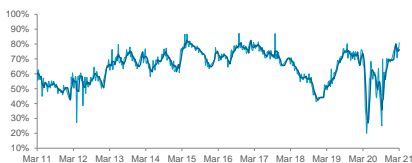
City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	86.7%	812	693	601	92	75.2%	830
Melbourne	80.9%	477	397	321	76	66.1%	418
Brisbane	82.3%	107	79	65	14	45.2%	95
Adelaide	81.7%	101	71	58	13	56.5%	65
Perth	81.8%	25	11	9	2	44.1%	38
Tasmania	n.a.	1	1	1	0	n.a.	2
Canberra	91.5%	64	59	54	5	61.0%	46
Weighted Average	84.5%	1,587	1,311	1,109	202	68.6%	1,494

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

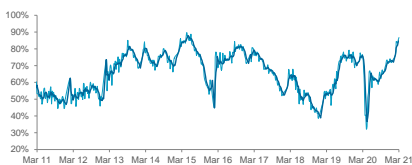
Weekly Clearance Rate, Combined Capital Cities



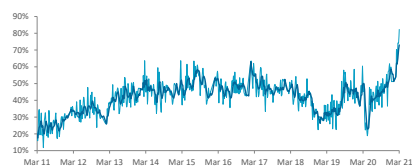
Weekly clearance rate, Melbourne



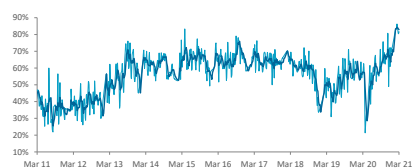
Weekly clearance rate, Sydney



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	92.9%	31	28
Baulkham Hills and Hawkesbury	95.8%	28	24
Blacktown	78.6%	20	14
City and Inner South	81.8%	87	77
Eastern Suburbs	92.6%	107	95
Inner South West	76.8%	83	69
Inner West	92.7%	77	68
North Sydney and Hornsby	87.0%	138	115
Northern Beaches	94.4%	64	54
Outer South West	n.a.	4	4
Outer West and Blue Mountains	n.a.	3	3
Parramatta	92.1%	51	38
Ryde	87.1%	37	31
South West	66.7%	27	24
Sutherland	83.7%	55	49
Melbourne sub-regions			
Inner	79.5%	92	73
Inner East	75.0%	60	52
Inner South	96.9%	38	32
North East	80.0%	62	60
North West	79.5%	50	39
Outer East	86.1%	40	36
South East	81.4%	59	43
West	70.7%	49	41
Mornington Peninsula	90.5%	27	21
Regional SA4			
Newcastle and Lake Macquarie	85.0%	23	20
Illawarra	73.7%	22	19
Gold Coast	72.7%	44	33
Sunshine Coast	n.a.	18	6
Geelong	93.3%	22	15

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.

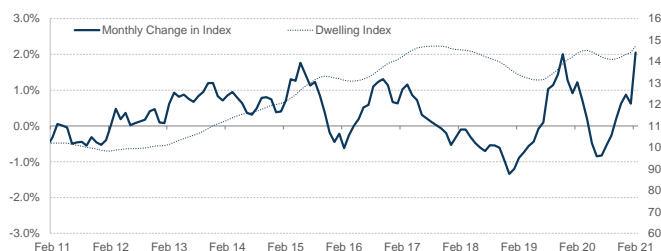
Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.7%	2.9%	3.6%	3.1%
Melbourne	0.4%	2.3%	2.9%	-1.2%
Brisbane	0.4%	1.5%	2.8%	5.2%
Adelaide	0.2%	0.8%	1.8%	7.4%
Perth	0.3%	1.5%	3.4%	5.1%
Combined 5 capitals	0.5%	2.3%	3.2%	2.6%

*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>.

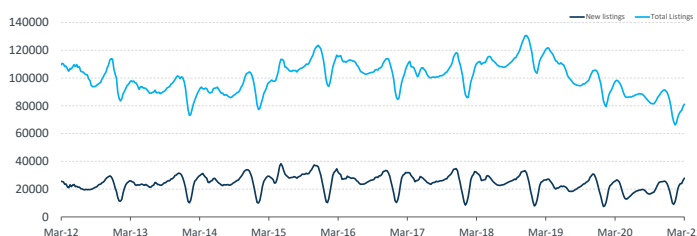
Monthly change in home value index, 5 capital city aggregate



Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	7,690	1.9%	19,009	-11.3%
Melbourne	8,770	9.4%	25,110	2.5%
Brisbane	4,372	2.7%	15,014	-27.9%
Adelaide	1,774	-0.2%	5,307	-31.0%
Perth	4,203	31.2%	13,636	-27.5%
Hobart	313	-6.3%	753	-22.4%
Darwin	152	11.8%	661	-39.1%
Canberra	628	6.8%	1,677	-30.1%
Combined Capitals	27,902	7.9%	81,167	-16.9%

Number of homes for sale, combined capital cities

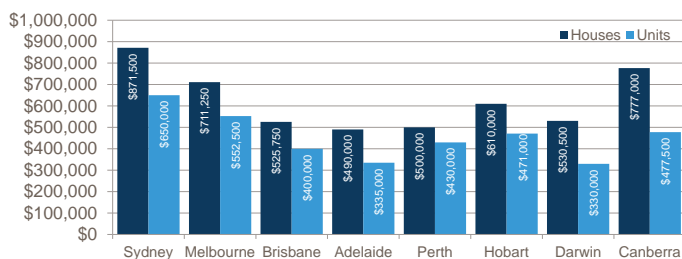


These results are calculated across properties that have been advertised for sale over the 28 days ending 7th March 2021. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,750	\$871,500	1,172	\$650,000
Melbourne	1,872	\$711,250	914	\$552,500
Brisbane	944	\$525,750	304	\$400,000
Adelaide	629	\$490,000	203	\$335,000
Perth	899	\$500,000	293	\$430,000
Hobart	171	\$610,000	34	\$471,000
Darwin	58	\$530,500	27	\$330,000
Canberra	77	\$777,000	148	\$477,500
Combined Capitals	6,400	\$672,736	3,095	\$542,156

Median house and unit prices



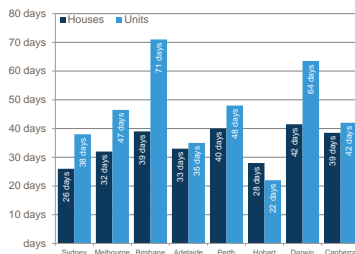
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

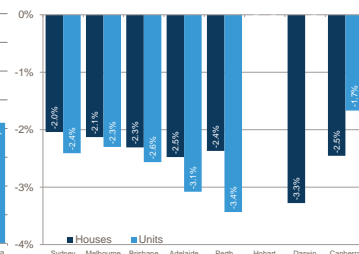
Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	26 days	-2.0%	38 days	-2.4%
Melbourne	32 days	-2.1%	47 days	-2.3%
Brisbane	39 days	-2.3%	71 days	-2.6%
Adelaide	33 days	-2.5%	35 days	-3.1%
Perth	40 days	-2.4%	48 days	-3.4%
Hobart	28 days	n.a.	22 days	n.a.
Darwin	42 days	-3.3%	64 days	n.a.
Canberra	39 days	-2.5%	42 days	-1.7%

Median time on market



Median vendor discounting

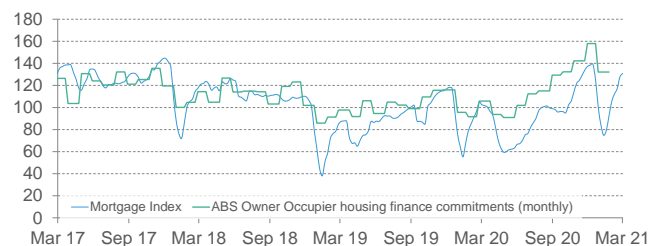


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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	130.9	23.9%
NSW	123.8	39.7%
QLD	154.4	21.9%
SA	88.8	13.7%
TAS	93.2	14.5%
VIC	119.7	15.4%
WA	191.2	13.5%

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 Fuller Street,
Deakin
 🏠 4 🛋️ 2 🚗 2
\$2,110,000
Berkely Residential



2 Hemmant Street,
O'Connor
 🏠 8 🛋️ 4 🚗 2
\$1,985,000
McGrath Estate Agents

New South Wales



28 Fairfax Road,
Mosman
 🏠 4 🛋️ 5 🚗 2
\$10,520,000
Belle Property Mosman



42 Powell Street,
Killara
 🏠 5 🛋️ 3 🚗 4
\$7,040,000
McGrath Estate Agents

Northern Territory



9 Holtze Street,
Fannie Bay
 🏠 3 🛋️ 1 🚗 0
\$890,000
North Property NT



34 Philip Street,
Fannie Bay
 🏠 3 🛋️ 1 🚗 0
\$775,000
Real Estate Central NT

Queensland



20 Riverbend Avenue,
Carrara
 🏠 4 🛋️ 3 🚗 3
\$4,100,000
Harcourts Coastal



17 Neptune Court,
Surfers Paradise
 🏠 6 🛋️ 3 🚗 6
\$3,850,000
Kollosche

South Australia



33a South Esplanade,
Glenelg South
 🏠 3 🛋️ 3 🚗 4
\$4,025,000
Allan Real Estate



51 Cremorne Street,
Malvern
 🏠 5 🛋️ 2 🚗 2
\$1,940,000
Harris Real Estate

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Top two sales over the past week, states and territories

Tasmania



45 Plaister Court,
Sandy Bay

🏠 4 🛋️ 2 🚗 2

\$1,350,000

*Petrusma Property
Sandy Bay*



3 Bifrons Court,
East Launceston

🏠 4 🛋️ 3 🚗 2

\$1,100,000

*Harrison Agents
Launceston*

Victoria



31 Champion Street,
Brighton

🏠 5 🛋️ 4 🚗 2

\$4,750,000

*Hodges Real Estate
Sandringham*



8 Craddock Avenue,
Caulfield North

🏠 4 🛋️ 3 🚗 2

\$4,410,000

Gary Peer

Western Australia



1 Rosslare Promenade,
Mindarie

🏠 5 🛋️ 5 🚗 3

\$1,970,000

*Peard Real Estate
Mindarie*



2/35 Esplanade,
Nedlands

🏠 3 🛋️ 3 🚗 2

\$1,700,000

Mint Real Estate

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