



# CoreLogic Property Market Indicator Summary

All data to week ending  
11 April 2021

## Auction volumes rise coming out of the Easter long weekend with 2,170 capital city auctions held

Auction volumes rose across the combined capital cities this week with 2,170 homes taken to auction, increasing on the 845 auctions held over the Easter week. The higher volumes saw an improvement in the preliminary auction clearance rate with 79.9% of homes selling, up on the 79.4% preliminary figure last week, which revised down to 77.1% at final collection on Wednesday. Over the same week last year, it was not only Easter which dampened auction activity, but also the imposition of social distancing measures which included the banning of on-site auctions. Under these conditions, a lower 634 auctions were scheduled and only 30.6% cleared with 56% withdrawn. In Melbourne, 1,035 auctions were held across the city this week returning a preliminary auction clearance rate of 77.2%. The week prior saw a lower 211 auctions held and a final auction clearance rate of 73.5% and one year ago 88 auctions were held and 20% sold. Sydney recorded a preliminary auction clearance rate of 82.8% this week as volumes rose. There were 814 auctions held across the city, up on the Easter week's 404 auctions held when an 82% success rate was achieved according to final figures. One year ago, 413 auctions were held and a 32.1% clearance rate was recorded. Adelaide, Brisbane and Canberra all recorded preliminary auction clearance rates above 80% this week, Canberra was the better performer with a 90.1% preliminary result. In Perth and Tasmania, 50% or less auctions were successful over the week.

### 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	82.8%	814	705	584	121	32.1%	413
Melbourne	77.2%	1,035	916	707	209	20.0%	88
Brisbane	80.9%	123	94	76	18	23.5%	41
Adelaide	82.6%	95	69	57	12	33.3%	39
Perth	44.4%	18	18	8	10	40.0%	8
Tasmania	n.a.	6	6	3	3	n.a.	3
Canberra	90.1%	79	71	64	7	43.9%	42
<b>Weighted Average</b>	<b>79.9%</b>	<b>2,170</b>	<b>1,879</b>	<b>1,499</b>	<b>380</b>	<b>30.6%</b>	<b>634</b>

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

### Weekly Clearance Rate, Combined Capital Cities



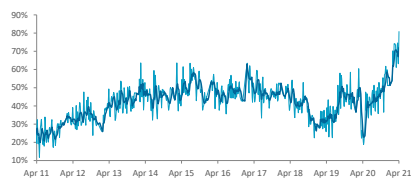
### Weekly clearance rate, Melbourne



### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



	Clearance rate	Total auctions	CoreLogic auction results
<b>Sydney sub-regions</b>			
Central Coast	76.2%	26	21
Baulkham Hills and Hawkesbury	96.9%	39	32
Blacktown	69.0%	44	29
City and Inner South	81.4%	76	70
Eastern Suburbs	90.6%	58	53
Inner South West	78.3%	116	106
Inner West	87.0%	57	46
North Sydney and Hornsby	84.1%	123	107
Northern Beaches	94.1%	53	51
Outer South West	80.0%	14	10
Outer West and Blue Mountains	n.a.	12	9
Parramatta	76.4%	63	55
Ryde	83.3%	52	48
South West	74.2%	42	31
Sutherland	83.8%	39	37
<b>Melbourne sub-regions</b>			
Inner	74.6%	196	173
Inner East	73.5%	77	68
Inner South	79.2%	140	125
North East	78.5%	134	121
North West	80.0%	108	100
Outer East	76.7%	86	73
South East	81.7%	115	93
West	74.2%	142	132
Mornington Peninsula	77.4%	37	31
<b>Regional SA4</b>			
Newcastle and Lake Macquarie	84.9%	36	33
Illawarra	50.0%	13	12
Gold Coast	73.4%	124	94
Sunshine Coast	75.0%	48	28
Geelong	80.9%	53	47

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	0.5%	2.7%	7.5%	5.8%
Melbourne	0.2%	1.8%	5.3%	0.8%
Brisbane	0.5%	2.0%	5.4%	7.3%
Adelaide	0.4%	1.5%	3.7%	9.0%
Perth	0.2%	1.3%	5.3%	6.2%
<b>Combined 5 capitals</b>	<b>0.4%</b>	<b>2.2%</b>	<b>6.2%</b>	<b>4.8%</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>.

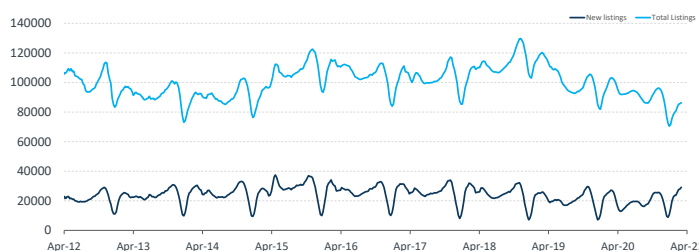
## Monthly change in home value index, 5 capital city aggregate



## Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	6,741	20.1%	19,304	-13.9%
Melbourne	8,424	45.1%	26,533	5.0%
Brisbane	3,783	8.9%	14,828	-29.5%
Adelaide	1,807	21.3%	5,492	-28.0%
Perth	4,240	101.6%	14,190	-20.0%
Hobart	278	-32.4%	767	-30.0%
Darwin	153	66.3%	658	-35.6%
Canberra	574	12.1%	1,651	-31.4%
<b>Combined Capitals</b>	<b>26,000</b>	<b>33.4%</b>	<b>83,423</b>	<b>-15.4%</b>

## Number of homes for sale, combined capital cities

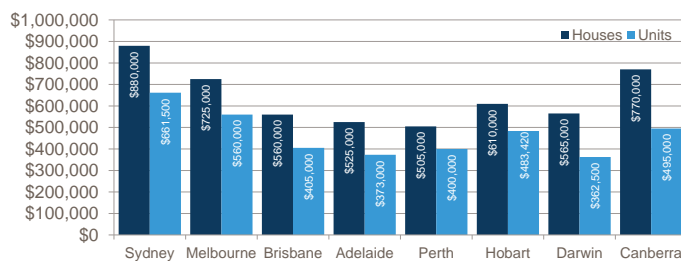


These results are calculated across properties that have been advertised for sale over the 28 days ending 11<sup>th</sup> April 2021. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,646	\$880,000	1,190	\$661,500
Melbourne	2,116	\$725,000	1,044	\$560,000
Brisbane	986	\$560,000	333	\$405,000
Adelaide	688	\$525,000	229	\$373,000
Perth	1,011	\$505,000	353	\$400,000
Hobart	166	\$610,000	43	\$483,420
Darwin	37	\$565,000	16	\$362,500
Canberra	64	\$770,000	141	\$495,000
<b>Combined Capitals</b>	<b>6,714</b>	<b>\$681,850</b>	<b>3,349</b>	<b>\$546,339</b>

## Median house and unit prices



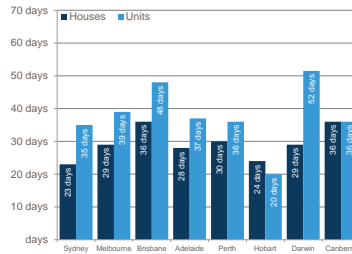
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

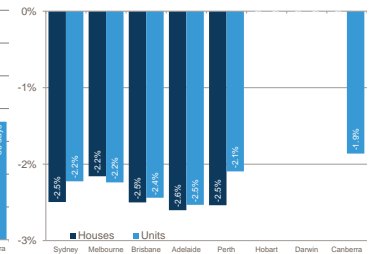
## Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	23 days	-2.5%	35 days	-2.2%
Melbourne	29 days	-2.2%	39 days	-2.2%
Brisbane	36 days	-2.5%	48 days	-2.4%
Adelaide	28 days	-2.6%	37 days	-2.5%
Perth	30 days	-2.5%	36 days	-2.1%
Hobart	24 days	n.a.	20 days	n.a.
Darwin	29 days	n.a.	52 days	n.a.
Canberra	36 days	n.a.	36 days	-1.9%

## Median time on market



## Median vendor discounting

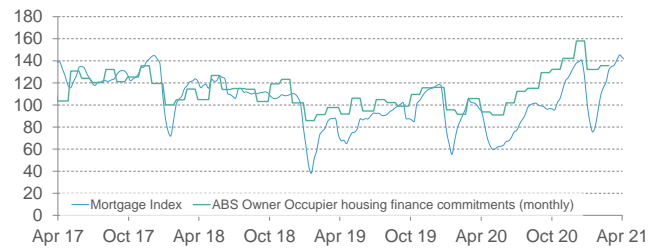


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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	140.8	3.6%
NSW	127.3	-7.2%
QLD	163.3	1.8%
SA	86.4	0.0%
TAS	98.4	2.0%
VIC	141.9	20.5%
WA	208.6	8.6%

## 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



106 Scrivener Street,  
O'Connor  
 🏠 4 🛏 2 🚗 2  
**\$2,525,000**  
*Bastion Property Group*



62 Raymond Street,  
Ainslie  
 🏠 4 🛏 3 🚗 2  
**\$1,955,000**  
*Independent Property Group*

### New South Wales



6 Cabramatta Road,  
Mosman  
 🏠 5 🛏 2 🚗 1  
**\$4,550,000**  
*Belle Property*



10 Pindari Avenue,  
Castle Cove  
 🏠 5 🛏 5 🚗 2  
**\$3,955,000**  
*McGrath Estate Agents*

### Northern Territory



8 Werlatye Court,  
Mount Johns  
 🏠 5 🛏 2 🚗 4  
**\$790,000**  
*Nutrien Harcourts*



41 Rosella Crescent,  
Wulagi  
 🏠 3 🛏 1 🚗 0  
**\$485,000**  
*Elders Real Estate - Darwin*

### Queensland



5 Arrowsmith Court,  
Paradise Point  
 🏠 5 🛏 3 🚗 3  
**\$2,880,000**  
*Harcourts Coastal*



20 Mountjoy Street,  
Petrie Terrace  
 🏠 5 🛏 4 🚗 3  
**\$2,750,000**  
*Glynis Austin Properties*

### South Australia



91 Cambridge Terrace,  
Malvern  
 🏠 3 🛏 2 🚗 0  
**\$2,750,000**  
*Ouwens Casserly Real Estate*



126 East Terrace,  
Henley Beach  
 🏠 4 🛏 2 🚗 1  
**\$1,750,000**  
*Ray White Henley Beach*

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

### Tasmania



13 Cambridge Road,  
Bellerive

🏠 4 🛏 4 🚗 1

**\$1,075,000**

*Harcourts Signature Rosny Park*



8273 Channel Highway,  
Cradoc

🏠 3 🛏 2 🚗 2

**\$850,000**

*Harcourts Huon Valley*

### Victoria



8 Draper Street,  
Albert Park

🏠 3 🛏 3 🚗 2

**\$3,570,000**

*Greg Hocking Holdsworth Albert Park*



1 Oak Grove, Mount Eliza

🏠 4 🛏 3 🚗 4

**\$3,100,000**

*Harcourts Central*

### Western Australia



43 Moreing Road,  
Attadale

🏠 4 🛏 2 🚗 2

**\$1,710,000**

*Mont Property*



115 John Farrant Drive,  
Gooseberry Hill

🏠 4 🛏 2 🚗 8

**\$1,670,000**

*The Agency*

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