



CoreLogic Property Market Indicator Summary

All data to week ending
4 April 2021

Busiest Easter on record with 874 homes taken to auction across the combined capitals

Across the combined capital cities, 874 homes were taken to auction over the week making it the busiest Easter on record. So far, 760 results have been collected returning a preliminary auction clearance rate of 79.4 per cent. The previous week saw 3,840 homes taken to auction across the combined capitals, returning the highest final clearance rate on record (83.1 per cent). Sydney was host to 421 auctions over the week, down from 1,410 over the previous week. Of the results collected so far, 85.9 per cent were successful, down from a final clearance rate of 87.6 per cent the previous week when volumes were significantly higher. Melbourne saw 216 homes taken to auction over the week, down from 1,929 over the previous week. Of the 170 results collected so far, 75.3 per cent were successful, down from a final clearance rate of 81.0 per cent the previous week. Across the smaller auction markets, Canberra recorded the highest preliminary clearance rate with 93.8 per cent of the 48 reported auctions selling under the hammer.

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	85.9%	421	383	329	54	40.4%	1,469
Melbourne	75.3%	216	170	128	42	32.3%	1,316
Brisbane	61.4%	100	83	51	32	26.6%	163
Adelaide	73.5%	79	68	50	18	28.0%	101
Perth	n.a.	8	8	3	5	8.3%	46
Tasmania	n.a.	0	0	0	0	n.a.	6
Canberra	93.8%	50	48	45	3	40.0%	108
Weighted Average	79.4%	874	760	606	154	35.5%	3,209

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

Weekly Clearance Rate, Combined Capital Cities



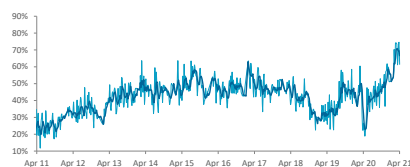
Weekly clearance rate, Melbourne



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	n.a.	3	2
Baulkham Hills and Hawkesbury	84.6%	16	13
Blacktown	n.a.	6	6
City and Inner South	79.4%	38	34
Eastern Suburbs	87.3%	109	102
Inner South West	83.3%	19	18
Inner West	86.7%	17	15
North Sydney and Hornsby	88.2%	86	76
Northern Beaches	83.7%	49	43
Outer South West	n.a.	2	2
Outer West and Blue Mountains	n.a.	2	2
Parramatta	70.0%	11	10
Ryde	93.8%	17	16
South West	90.9%	12	11
Sutherland	87.9%	34	33
Melbourne sub-regions			
Inner	77.3%	49	44
Inner East	80.0%	20	15
Inner South	60.0%	26	25
North East	73.7%	22	19
North West	80.0%	17	10
Outer East	75.0%	16	12
South East	58.3%	15	12
West	84.2%	22	19
Mornington Peninsula	92.9%	29	14
Regional SA4			
Newcastle and Lake Macquarie	n.a.	13	8
Illawarra	80.0%	11	10
Gold Coast	66.7%	47	39
Sunshine Coast	n.a.	10	7
Geelong	n.a.	11	7

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.

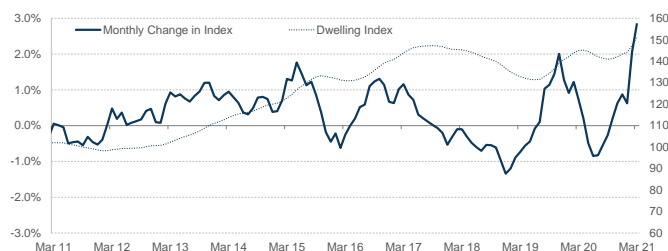
Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.5%	3.2%	6.9%	5.5%
Melbourne	0.3%	2.1%	5.1%	0.6%
Brisbane	0.4%	2.1%	4.9%	7.0%
Adelaide	0.3%	1.4%	3.3%	8.7%
Perth	0.5%	1.6%	5.1%	6.1%
Combined 5 capitals	0.4%	2.5%	5.8%	4.5%

*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>.

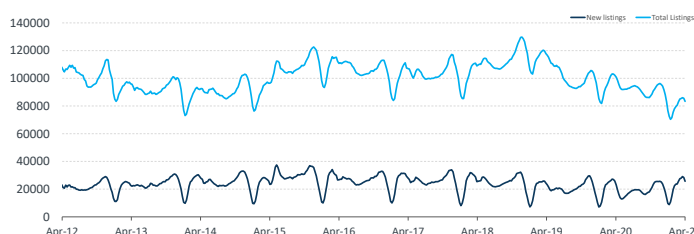
Monthly change in home value index, 5 capital city aggregate



Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	6,530	-4.7%	19,277	-16.0%
Melbourne	8,035	20.2%	26,366	2.2%
Brisbane	4,015	-0.7%	15,028	-30.2%
Adelaide	1,784	5.6%	5,401	-30.3%
Perth	4,346	64.4%	14,199	-22.0%
Hobart	308	-29.5%	777	-30.4%
Darwin	141	14.6%	671	-35.9%
Canberra	533	-9.2%	1,628	-33.8%
Combined Capitals	25,692	11.4%	83,347	-17.3%

Number of homes for sale, combined capital cities

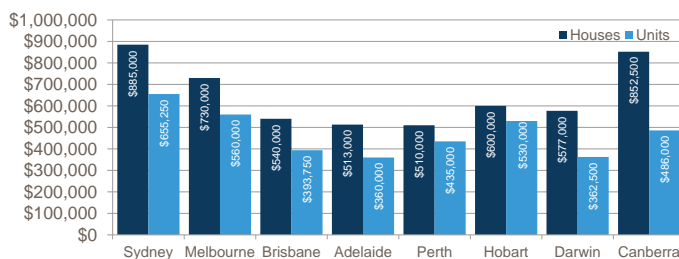


These results are calculated across properties that have been advertised for sale over the 28 days ending 4th April 2021. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,853	\$885,000	1,311	\$655,250
Melbourne	2,205	\$730,000	1,085	\$560,000
Brisbane	1,344	\$540,000	430	\$393,750
Adelaide	765	\$513,000	233	\$360,000
Perth	1,068	\$510,000	365	\$435,000
Hobart	182	\$600,000	43	\$530,000
Darwin	51	\$577,000	20	\$362,500
Canberra	70	\$852,500	163	\$486,000
Combined Capitals	7,538	\$677,997	3,650	\$544,619

Median house and unit prices



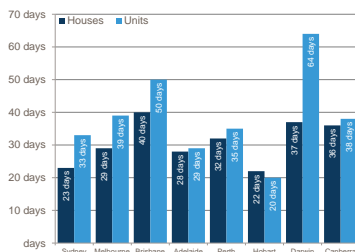
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

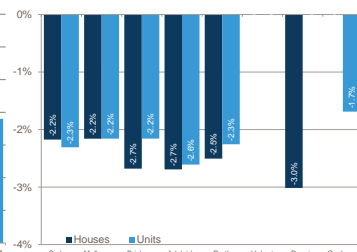
Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	23 days	-2.2%	33 days	-2.3%
Melbourne	29 days	-2.2%	39 days	-2.2%
Brisbane	40 days	-2.7%	50 days	-2.2%
Adelaide	28 days	-2.7%	29 days	-2.6%
Perth	32 days	-2.5%	35 days	-2.3%
Hobart	22 days	n.a.	20 days	n.a.
Darwin	37 days	-3.0%	64 days	n.a.
Canberra	36 days	n.a.	38 days	-1.7%

Median time on market



Median vendor discounting

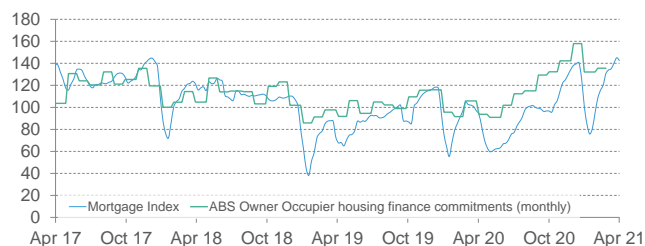


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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	142.6	6.4%
NSW	134.3	3.7%
QLD	167.3	5.6%
SA	83.2	-6.6%
TAS	100.5	9.2%
VIC	138.3	14.1%
WA	208.0	9.2%

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



117 Antill Street,
Downer

5 3 2

\$2,010,000

*Belle Property
Canberra*



228 Dryandra Street,
O'Connor

5 2 2

\$1,935,000

McGrath Estate Agents

New South Wales



30 Kardinia Road,
Mosman

4 3 1

\$8,900,000

*Raine & Horne
Mosman*



202 Balraith Lane,
Ewingsdale

4 2 2

\$8,450,000

*Byron Bay Real Estate
Agency*

Northern Territory



21/14 Salonika Street,
Parap

3 2 2

\$690,000

*For Sale By Owner
Australia*



57 Yirra Crescent,
Rosebery

4 2 0

\$525,000

*Elders
Palmerston*

Queensland



24 Paradise Place,
Surfers Paradise

4 4 2

\$5,800,000

*First National
Surfers Paradise*



95 Gibraltar Drive,
Surfers Paradise

5 4 6

\$5,000,000

*Ray White
Broadbeach*

South Australia



2 Marlborough Street,
Fullarton

4 2 2

\$1,560,000

*Ouwens Casserly
Real Estate*



12 Martine Court,
Novar Gardens

4 3 3

\$1,530,000

*Ray White
Glenelg*

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Top two sales over the past week, states and territories

Tasmania



67 Rantons Road,
Dodges Ferry

🛏️ 4 🛋️ 3 🚗 2

\$1,177,000

Kate Storey Realty



80 Hackford Drive,
Kingston

🛏️ 4 🛋️ 2 🚗 0

\$1,155,000

*Knight Frank
Tasmania*

Victoria



21 Kerferd Street,
Malvern East

🛏️ 5 🛋️ 2 🚗 4

\$7,000,000

*RT Edgar
Toorak*



23-25 Williams Road,
Park Orchards

🛏️ 6 🛋️ 6 🚗 11

\$5,000,000

McGrath Estate Agents

Western Australia



10 Bungalow Court,
Peppermint Grove

🛏️ 4 🛋️ 5 🚗 4

\$5,300,000

*William Porteous Properties
International*



109 Heytesbury Road,
Subiaco

🛏️ 4 🛋️ 3 🚗 2

\$2,800,000

Duet Property Group

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