



# CoreLogic Property Market Indicator Summary

All data to week ending  
20 June 2021

## Combined capital city auction clearance rate holds steady on higher volumes

There were 2,418 homes taken to auction across the combined capital cities this week, revising down from the 2,610 auctions predicted earlier in the week, with the majority of the downwards revision once again seen in Melbourne. The previous week saw 1,413 homes taken to auction across the combined capitals, while this time last year 1,251 auctions were held. Of the 1,955 results collected so far, 77.8 per cent were successful, compared to 77.4 per cent over the previous week which revised down to a final clearance rate of 73.6 per cent. There were 786 auctions held across Melbourne this week, revising down from the 935 originally scheduled. Over the previous week, 355 homes were taken to auction, while this time last year, 558 auctions were held across the city. Of the 650 results collected so far, 71.5 per cent were successful, down from the previous week when a preliminary clearance rate of 73.0 per cent was recorded, revising down to 68.8 per cent at final figures. Of the 465 sold results reported across Melbourne so far, 38.1 per cent were sold prior to auction. There were 1,174 homes taken to auction across Sydney this week, compared to 745 last week and 522 this time last year. There have been 945 results collected so far, returning a preliminary auction clearance rate of 82.6 per cent. Last week's preliminary clearance rate was a lower 78.5 per cent, which revised down to 74.1 per cent at final figures. Of the 781 sold results reported so far, 48.5 per cent were sold prior to auction. Only 7.7 per cent of Sydney auctions were reported as withdrawn, based on the results collected so far. With a relatively low withdrawal rate and high preliminary clearance rate, it looks like the recent outbreak hasn't had a material impact on Sydney auction markets. Across the smaller capital cities, Brisbane recorded a preliminary auction clearance rate of 79.1 per cent, followed by Canberra where preliminary results show 78.1 per cent of auctions were successful. Adelaide recorded a preliminary auction clearance rate of 74.5 per cent, while in Perth, 54.5 per cent of reported auctions were successful.

## Capital City Auction Statistics (Preliminary)

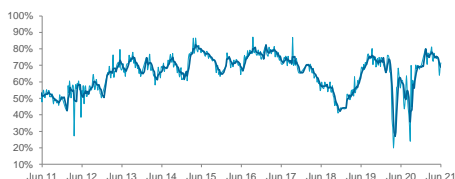
City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	82.6%	1,174	945	781	164	61.6%	522
Melbourne	71.5%	786	650	465	185	60.1%	558
Brisbane	79.1%	186	153	121	32	44.4%	82
Adelaide	74.5%	143	98	73	25	60.6%	39
Perth	54.5%	18	11	6	5	30.8%	14
Tasmania	n.a.	2	2	1	1	n.a.	1
Canberra	78.1%	109	96	75	21	71.0%	35
Weighted Average	77.8%	2,418	1,955	1,522	433	59.6%	1,251

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
<b>Sydney sub-regions</b>			
Central Coast	78.1%	39	32
Baulkham Hills and Hawkesbury	88.1%	60	42
Blacktown	87.5%	51	32
City and Inner South	80.9%	110	94
Eastern Suburbs	84.6%	123	110
Inner South West	81.7%	138	115
Inner West	94.4%	91	72
North Sydney and Hornsby	85.0%	194	140
Northern Beaches	82.4%	55	51
Outer South West	n.a.	10	7
Outer West and Blue Mountains	90.9%	13	11
Parramatta	69.6%	106	92
Ryde	73.1%	64	52
South West	81.0%	57	42
Sutherland	86.8%	63	53
<b>Melbourne sub-regions</b>			
Inner	67.8%	142	115
Inner East	61.5%	98	83
Inner South	70.6%	105	85
North East	72.2%	90	79
North West	78.0%	65	59
Outer East	83.3%	59	42
South East	65.8%	102	76
West	76.9%	101	91
Mornington Peninsula	90.0%	24	20
<b>Regional SA4</b>			
Newcastle and Lake Macquarie	71.4%	38	35
Illawarra	83.7%	50	43
Gold Coast	62.5%	53	40
Sunshine Coast	81.6%	53	38
Geelong	77.3%	47	44

The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects 99% 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%	2.5%	14.4%	13.4%
Melbourne	0.4%	1.4%	9.2%	6.7%
Brisbane	0.5%	1.8%	10.0%	11.8%
Adelaide	0.4%	1.6%	8.2%	12.9%
Perth	0.0%	0.5%	7.3%	9.5%
Combined 5 capitals	0.4%	1.9%	11.4%	10.9%

\*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



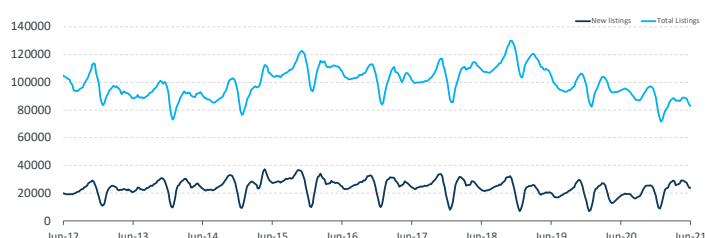
## Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	7,171	35.5%	20,498	-7.2%
Melbourne	5,983	13.0%	24,408	-1.8%
Brisbane	4,319	30.8%	14,993	-24.8%
Adelaide	1,655	37.5%	5,311	-22.0%
Perth	3,818	51.1%	14,793	-11.1%
Hobart	223	-9.0%	637	-38.3%
Darwin	256	146.2%	838	-13.3%
Canberra	537	39.8%	1,490	-27.2%
Combined Capitals	23,962	30.6%	82,968	-12.1%

\*The 12 month change is impacted by the COVID-19 related restrictions imposed last year

These results are calculated across properties that have been advertised for sale over the 28 days ending 20<sup>th</sup> June 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.

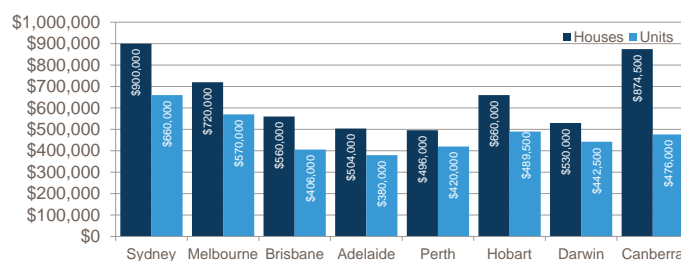
## Number of homes for sale, combined capital cities



## Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,690	\$900,000	1,209	\$660,000
Melbourne	1,809	\$720,000	887	\$570,000
Brisbane	870	\$560,000	312	\$406,000
Adelaide	743	\$504,000	212	\$380,000
Perth	992	\$496,000	362	\$420,000
Hobart	174	\$660,000	42	\$489,500
Darwin	49	\$530,000	24	\$442,500
Canberra	60	\$874,500	132	\$476,000
Combined Capitals	6,387	\$684,275	3,180	\$552,457

## 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	28 days	-2.4%	36 days	-2.3%
Melbourne	33 days	-2.2%	44 days	-2.3%
Brisbane	32 days	-2.4%	47 days	-2.4%
Adelaide	33 days	-2.8%	30 days	-2.8%
Perth	37 days	-2.4%	39 days	-2.9%
Hobart	23 days	n.a.	27 days	n.a.
Darwin	41 days	-2.1%	47 days	n.a.
Canberra	34 days	n.a.	38 days	-2.4%

‘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.

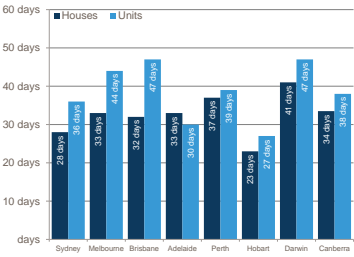
Mortgage market activity

Region	Index value	Month on month change
National	131.9	-12.9%
NSW	124.2	-15.0%
QLD	158.6	-2.1%
SA	91.6	-5.9%
TAS	91.3	-12.5%
VIC	124.1	-19.5%
WA	169.7	-17.6%

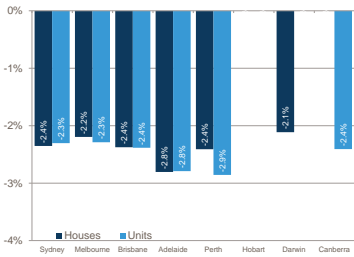
CoreLogic systems monitor more than 100,000 mortgage activity events every month across our 4 main finance industry platforms. Monitoring the activity events across this platform provides a unique and timely lead indicator to housing finance commitments. The index shows an 81% correlation with the ABS 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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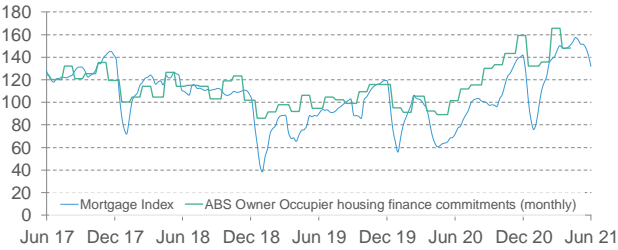
Median time on market



Median vendor discounting



CoreLogic Mortgage Index



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

## Australian Capital Territory

43 Fergusson Crescent,  
Deakin
 4
  2
  4
**\$2,675,000**Luton Properties  
Manuka1 Forbes Street,  
Turner
 3
  2
  5
**\$2,250,000**

Wright Dunn Real Estate

## New South Wales

2 Clairvaux Road,  
Vaucluse
 5
  3
  4
**\$18,000,000**Laing+Simmons  
Double Bay36 Nelson Street,  
Gordon
 6
  5
  3
**\$10,000,000**Marshall.Chan.Yahl.  
North Shore

## Northern Territory

25 Millar Road,  
Humpty Doo
 3
  2
  4
**\$695,000**

Pieing Property Sales

43 Sanford Street,  
Leanyer
 3
  1
  2
**\$580,000**Elders Real Estate  
Darwin

## Queensland

5/1 Morwong Drive,  
Noosa Heads
 2
  2
  1
**\$3,400,000**Tom Offermann  
Real Estate544/61 Noosa Springs Drive  
Noosa Heads
 5
  3
  2
**\$2,710,000**

Reed &amp; Co

## South Australia

36 Howard Terrace,  
Hazelwood Park
 4
  2
  3
**\$2,003,000**

Ouwens Casserly

17A Gordon Terrace,  
Rosslyn Park
 4
  3
  2
**\$1,550,000**

Williams Real Estate

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

## Tasmania



31 Cromwell Street,  
Battery Point

 4  2  0

**\$1,600,000**

*Peterswald for property*



5 Anchorage Court,  
Tranmere

 3  2  2

**\$1,012,000**

*Peterswald for property*

## Victoria



15 Rae Street,  
Hawthorn

 5  2  0

**\$5,550,000**

*Marshall White  
Boroondara*



3 Potter Street,  
Black Rock

 4  2  1

**\$3,741,000**

*Buxton  
Sandringham*

## Western Australia



602/39 Mends Street,  
South Perth

 3  3  2

**\$5,500,000**

*Ray White  
Dalkeith/Claremont*



2 Cambria Island Retreat,  
Halls Head

 5  5  6

**\$3,300,000**

*Century 21 Coast Realty*

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