



CoreLogic Property Market Indicator Summary

All data to week ending
4 July 2021

Auction volumes and clearance rates dip as uncertainty amid COVID cases rise

This week, 2,177 capital city homes went to auction, down on the 2,960 auctions held over the week prior. The lower volumes come about as the nation battles with multiple state lockdowns as uncertainty around COVID cases worsen. The lower week-on-week volumes saw the preliminary auction clearance rate dip, with 73.6% of results reported as sold. Last week's preliminary clearance rate came in at 77.5%, later revising down to 75.4% at final collection on Wednesday. Melbourne is currently seeing a relatively low number of COVID cases and out of lockdown. As a result the auction market is returning to 'business as usual' this week across the city. There were 1,067 auctions held over the week with preliminary results showing a clearance rate of 75.9%. This was higher than the 74.7% final clearance rate recorded last week across a higher 1,418 auctions. In Sydney, 863 auctions were originally scheduled for this week, however today's preliminary figures show that 11% have been rescheduled to a later date. Of the 672 results collected across the city so far, a preliminary auction clearance rate of 71.6% has been recorded and a withdrawal rate of 23%. Of the 481 sold results 61.1% reportedly sold prior to the scheduled auction date. Last week, the city saw 1,084 auctions take place with a final auction clearance rate of 77.5%. Brisbane was set to be the busiest of the smaller auction markets this last week with 153 auctions scheduled to take place, however as the city entered into a 4 day lockdown ending Saturday night, 13% of the original count rescheduled to a later date. Of the properties that were to go ahead, 16% ended up withdrawn. The city returned a preliminary clearance rate of 64.4%. Canberra returned the highest preliminary clearance rate of all our auction markets with 86.8% of homes sold at auction this 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	71.6%	765	672	481	191	61.5%	580
Melbourne	75.9%	1,067	933	708	225	60.6%	456
Brisbane	64.4%	133	104	67	37	34.9%	72
Adelaide	73.7%	129	95	70	25	65.8%	43
Perth	28.6%	15	14	4	10	28.6%	15
Tasmania	n.a.	2	2	2	0	n.a.	1
Canberra	86.8%	66	53	46	7	81.3%	57
Weighted Average	73.6%	2,177	1,873	1,378	495	60.2%	1,224

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

Weekly Clearance Rate, Combined Capital Cities



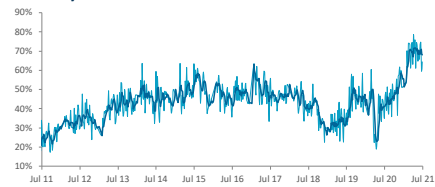
Weekly clearance rate, Melbourne



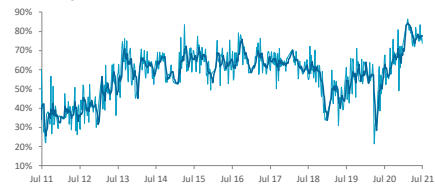
Weekly clearance rate, Sydney



Weekly clearance rate, Brisbane



Weekly clearance rate, Adelaide



	Clearance rate	Total auctions	CoreLogic auction results
Sydney sub-regions			
Central Coast	84.0%	30	25
Baulkham Hills and Hawkesbury	71.4%	27	21
Blacktown	72.4%	39	29
City and Inner South	73.6%	83	72
Eastern Suburbs	75.4%	64	57
Inner South West	71.4%	98	91
Inner West	79.0%	67	57
North Sydney and Hornsby	76.0%	104	96
Northern Beaches	71.8%	44	39
Outer South West	54.6%	12	11
Outer West and Blue Mountains	n.a.	12	7
Parramatta	66.1%	63	56
Ryde	67.7%	31	31
South West	39.3%	34	28
Sutherland	73.1%	57	52
Melbourne sub-regions			
Inner	72.3%	218	188
Inner East	72.9%	122	107
Inner South	77.0%	166	139
North East	79.3%	120	111
North West	73.5%	110	102
Outer East	82.2%	80	73
South East	74.5%	107	94
West	76.3%	108	93
Mornington Peninsula	88.5%	36	26
Regional SA4			
Newcastle and Lake Macquarie	80.8%	32	26
Illawarra	53.1%	34	32
Gold Coast	62.2%	94	74
Sunshine Coast	46.2%	33	26
Geelong	77.8%	39	36

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	0.6%	2.5%	15.8%	15.3%
Melbourne	0.3%	1.3%	10.0%	8.0%
Brisbane	0.4%	1.9%	11.1%	13.5%
Adelaide	0.3%	1.6%	9.1%	14.1%
Perth	0.1%	0.3%	7.3%	9.9%
Combined 5 capitals	0.4%	1.8%	12.4%	12.5%

*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



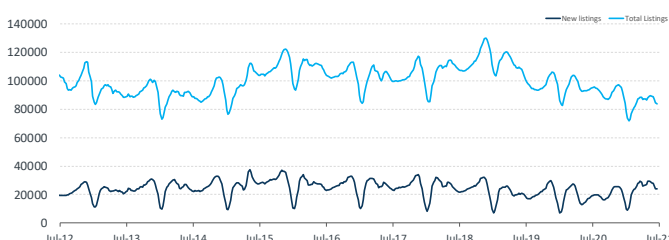
Capital city properties listed for sale

Capital city	No of new listings	12 month change (%)	No of Total Listings	12 month change (%)
Sydney	6,041	11.4%	19,455	-13.1%
Melbourne	7,802	38.8%	25,152	-0.7%
Brisbane	4,311	24.0%	14,844	-25.9%
Adelaide	1,640	38.2%	5,147	-22.7%
Perth	3,395	21.0%	14,334	-14.8%
Hobart	243	5.2%	597	-39.7%
Darwin	210	92.7%	844	-11.8%
Canberra	508	16.2%	1,454	-29.7%
Combined Capitals	24,150	25.2%	81,827	-14.1%

*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 4th July 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.

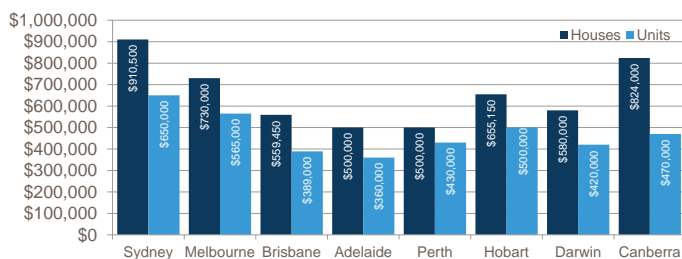
Number of homes for sale, combined capital cities



Capital city private treaty median prices

Capital city	Houses		Units	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,622	\$910,500	1,239	\$650,000
Melbourne	1,572	\$730,000	831	\$565,000
Brisbane	1,166	\$559,450	421	\$389,000
Adelaide	826	\$500,000	232	\$360,000
Perth	1,008	\$500,000	362	\$430,000
Hobart	139	\$655,150	41	\$500,000
Darwin	73	\$580,000	39	\$420,000
Canberra	57	\$824,000	113	\$470,000
Combined Capitals	6,463	\$676,788	3,278	\$539,293

Median house and unit prices



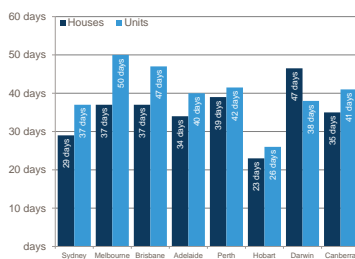
Private treaty sales represent around 85% of all dwelling sales across the country. The statistics are calculated across houses and units sold over the most recent four week period. Records without a valid sale price have been excluded from the analysis.

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

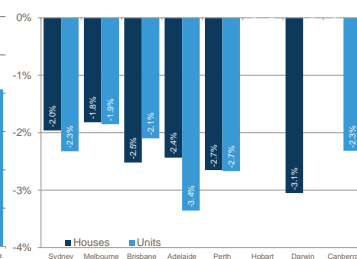
Capital city median time on market and median vendor discounting results

Capital city	Houses		Units	
	Median TOM	Median Vendor Disc.	Median TOM	Median Vendor Disc.
Sydney	26 days	-2.4%	37 days	-2.4%
Melbourne	31 days	-2.0%	41 days	-2.1%
Brisbane	36 days	-2.5%	51 days	-2.5%
Adelaide	31 days	-3.2%	37 days	-3.0%
Perth	38 days	-2.7%	38 days	-3.2%
Hobart	24 days	n.a.	27 days	n.a.
Darwin	48 days	-1.5%	31 days	n.a.
Canberra	34 days	n.a.	37 days	-2.1%

Median time on market



Median vendor discounting

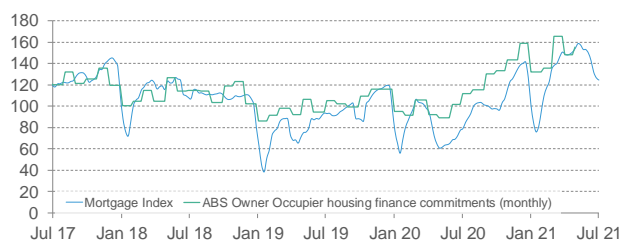


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the median difference between the original listing price and the final selling price. The statistics are calculated across results received 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	124.4	-16.8%
NSW	120.7	-12.4%
QLD	150.1	-12.0%
SA	82.1	-18.6%
TAS	76.3	-23.5%
VIC	112.1	-26.1%
WA	165.2	-16.6%

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



58 Musgrave Street,
Yarralumla

4 2 2

\$2,620,000

*Maureen Dwyer Property
Consultant*



5 Dive Place, Nicholls

5 3 2

\$1,664,000

Harcourts Belconnen

New South Wales



22A Musgrave Street,
Mosman

4 2 2

\$10,088,000

Belle Property Mosman



7 Pibrac Avenue, Warrawee

6 4 4

\$10,080,000

DiJones Wahroonga

Northern Territory

No image
available

54 Florenz Court,
Virginia

4 2 4

\$730,000

Call2View Real Estate



34A Milner Road, Gillen

3 2 8

\$600,000

Marion Burton Real Estate

Queensland



2 Maryland Avenue,
Carrara

6 7 3

\$6,200,000

Kollosche



2 Paradise Place, Surfers
Paradise

5 4 2

\$4,350,000

*Surfers Paradise First
National*

South Australia



91 Eighth Avenue, St
Peters

4 1 1

\$2,235,000

Toop & Toop Real Estate



38 Grange Road, Hawthorn

5 2 2

\$1,730,000

Alexander Real Estate

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Top two sales over the past week, states and territories

Tasmania



7 Victoria Esplanade,
Bellerive

4 2 0

\$2,500,000

Petrusma Property Howrah



80 Kaoota Road, Rose Bay

4 2 0

\$1,100,000

*Petrusma Property
Lindisfarne*

Victoria



324 Beaconsfield
Parade, St Kilda West

5 5 2

\$11,250,000

Whitefox Real Estate



6 Pelham Place, Deepdene

5 5 6

\$5,900,000

VICPROP Manningham

Western Australia



37 Finistere Island Retreat,
Halls Head

3 3 2

\$1,700,000

Harcourts Mandurah



59 Lionel Road, Darlington

4 2 2

\$1,480,000

The Agency

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