

# CoreLogic Property Market Indicator Summary

All data to week ending 16 September 2018

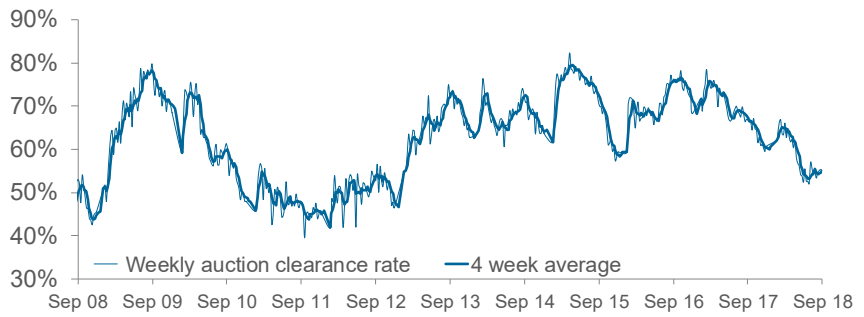
## Preliminary clearance rate lower week-on-week as volumes increase across the capital cities

The combined capital cities saw an increase in the number of homes taken to auction this week with a total of 1,985 auctions held, up from the week prior when 1,916 auctions took place. The higher week-on-week activity returned a preliminary auction clearance of 55 per cent, which is lower than the previous week's 55.3 per cent final clearance rate. So far the Spring selling season has seen a lower volume of auctions take place each week relative to the same period last year, demonstrating the reluctance within a softening market, however the weighted average clearance rate has levelled out somewhat; remaining within the low-mid 50 per cent range since May. Given this week's clearance rate is the lowest preliminary result seen so far this year, it will be interesting to see how this revises as final results are collected. There were 991 Melbourne homes taken to auction this week, returning a preliminary clearance rate of 57.2 per cent. Last week, 891 auctions were held across the city with a higher 60 per cent success rate. While one year ago, a much higher 1,265 homes were taken to auction across the city returning a stronger 71.4 per cent clearance rate. In Sydney, 52.6 per cent of properties sold this week, up from last week when the final result saw just over half of Sydney homes successful at auction (50.6 per cent). There were a similar volume of auctions held this week compared to last, with 665 homes taken to market, up slightly from the 656 auctions last week as of final figures. Last year, there were 916 Sydney homes taken to auction with 64.2 per cent clearing.

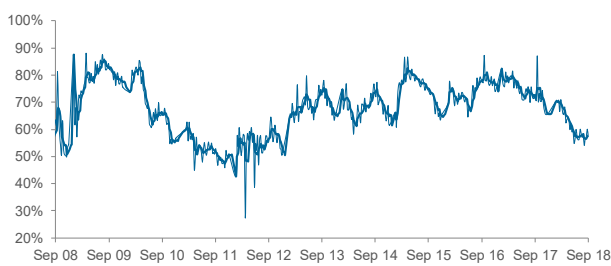
### Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	52.6%	665	475	250	225	64.2%	916
Melbourne	57.2%	991	799	457	342	71.4%	1,265
Brisbane	45.1%	142	91	41	50	44.4%	133
Adelaide	55.6%	81	54	30	24	68.2%	100
Perth	55.6%	23	9	5	4	35.7%	33
Tasmania	n.a.	4	0	0	0	n.a.	0
Canberra	68.1%	79	69	47	22	71.9%	63
<b>Weighted Average</b>	<b>55.0%</b>	<b>1,985</b>	<b>1,497</b>	<b>830</b>	<b>667</b>	<b>66.7%</b>	<b>2,510</b>

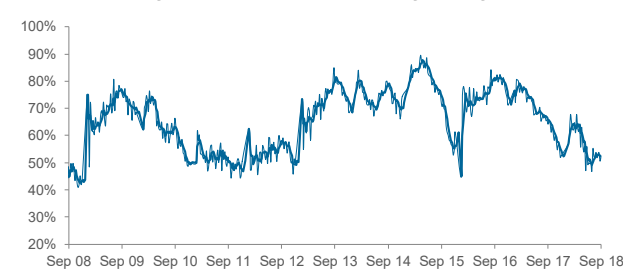
### Weekly clearance rate, combined capital cities



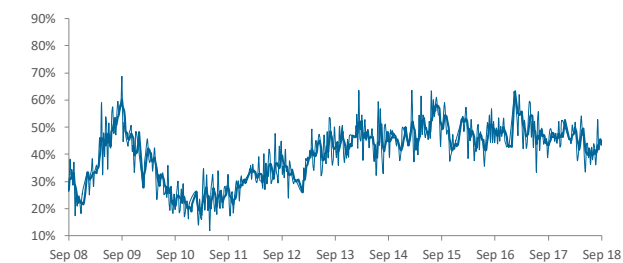
### Weekly clearance rate, Melbourne



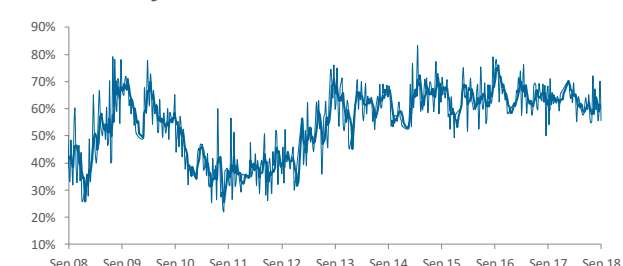
### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



— Weekly auction clearance rate — 4 week average

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Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	46.2%	23	13
Baulkham Hills and Hawkesbury	n.a.	14	7
Blacktown	50.0%	16	12
City and Inner South	52.8%	53	36
Eastern Suburbs	59.0%	107	83
Inner South West	49.1%	71	55
Inner West	65.7%	49	35
North Sydney and Hornsby	64.8%	120	71
Northern Beaches	53.1%	61	49
Outer South West	n.a.	3	2
Outer West and Blue Mountains	n.a.	6	5
Parramatta	29.7%	45	37
Ryde	48.0%	37	25
South West	61.1%	25	18
Sutherland	42.3%	34	26

Melbourne sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Inner	62.8%	202	164
Inner East	53.0%	157	132
Inner South	51.1%	178	141
North East	58.1%	113	105
North West	65.3%	82	72
Outer East	41.5%	58	41
South East	53.3%	73	60
West	65.7%	102	67
Mornington Peninsula	61.5%	19	13

Regional auction results	Clearance rate	Total auctions	CoreLogic auction results
Hunter	50.0%	18	10
Wollongong	50.0%	38	30
Gold Coast	42.9%	59	35
Sunshine Coast	46.2%	30	13
Geelong	73.1%	41	26

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.



# CoreLogic Property Market Indicator Summary

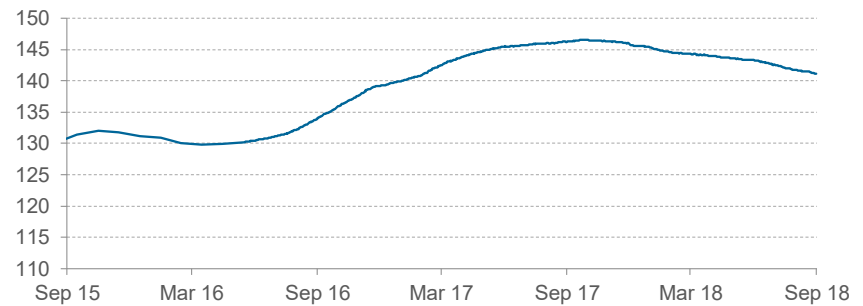
All data to week ending 16 September 2018

## Capital city home value changes

Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	-0.1%	-0.4%	-3.7%	-5.9%
Melbourne	-0.2%	-0.5%	-3.8%	-2.5%
Brisbane	0.0%	-0.2%	0.2%	0.7%
Adelaide	0.1%	0.3%	0.7%	0.9%
Perth	-0.3%	-0.8%	-2.7%	-2.5%
<b>Combined 5 capitals</b>	<b>-0.1%</b>	<b>-0.4%</b>	<b>-3.1%</b>	<b>-3.5%</b>

\*The monthly change is the change over the past 28 days.

## Daily home value index, 5 capital city aggregate

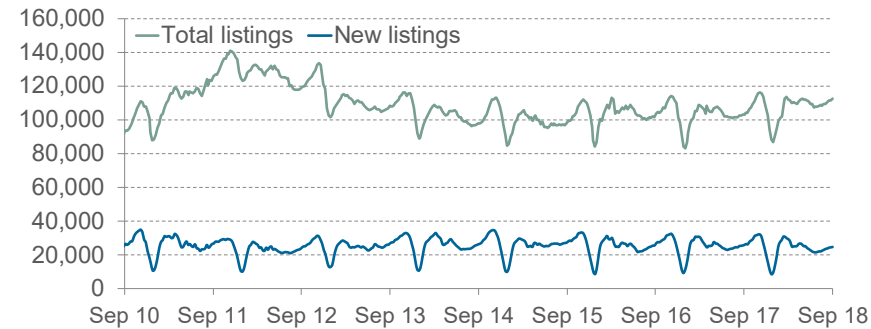


Results are based on the CoreLogic Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	6,830	-5.4%	28,045	22.8%
Melbourne	7,394	-3.7%	32,312	15.5%
Brisbane	4,070	-3.9%	20,118	2.0%
Adelaide	1,838	-5.5%	7,681	-4.8%
Perth	3,177	-10.6%	20,019	0.7%
Hobart	363	11.0%	1,005	-11.6%
Darwin	164	-6.3%	1,449	-9.2%
Canberra	667	8.5%	2,001	7.5%
<b>Combined capitals</b>	<b>24,503</b>	<b>-4.8%</b>	<b>112,630</b>	<b>9.2%</b>

## Number of homes for sale, combined capital cities

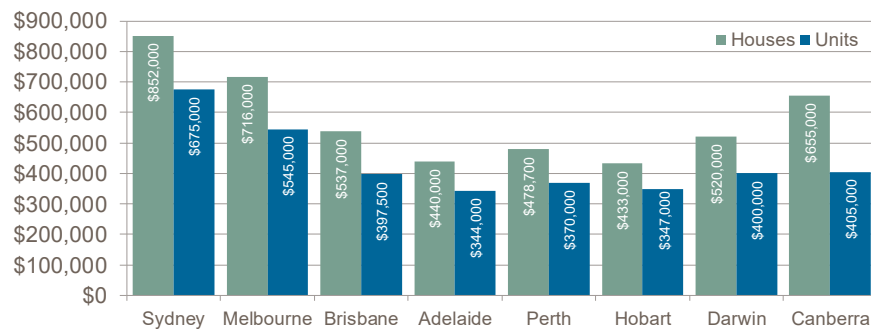


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	1,871	\$852,000	1,198	\$675,000
Melbourne	2,379	\$716,000	1,138	\$545,000
Brisbane	1,255	\$537,000	347	\$397,500
Adelaide	654	\$440,000	162	\$344,000
Perth	1,090	\$478,700	260	\$370,000
Hobart	169	\$433,000	49	\$347,000
Darwin	34	\$520,000	11	\$400,000
Canberra	201	\$655,000	97	\$405,000
<b>Combined Capitals</b>	<b>7,653</b>	<b>\$653,789</b>	<b>3,262</b>	<b>\$545,496</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.

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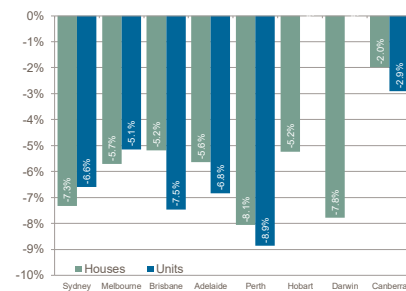
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	37 days	-7.3%	41 days	-6.6%
Melbourne	33 days	-5.7%	32 days	-5.1%
Brisbane	66 days	-5.2%	84 days	-7.5%
Adelaide	53 days	-5.6%	76 days	-6.8%
Perth	87 days	-8.1%	86 days	-8.9%
Hobart	32 days	-5.2%	30 days	n.a.
Darwin	70 days	-7.8%	45 days	n.a.
Canberra	27 days	-2.0%	48 days	-2.9%

## Median time on market



## Average vendor discounting

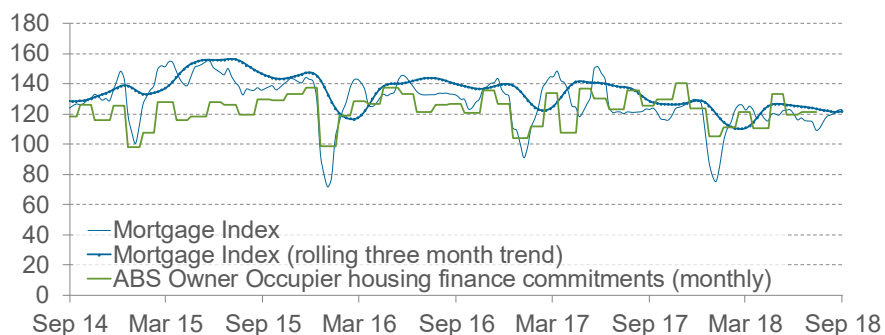


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	Month on month change (trend)
National	123.0	3.8%	-0.2%
NSW	156.3	5.9%	-0.3%
QLD	120.2	4.5%	1.8%
SA	89.4	6.7%	1.8%
TAS	93.7	-1.3%	-1.5%
VIC	127.0	0.7%	-2.8%
WA	96.7	1.9%	1.0%

## 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.

# CoreLogic Property Market Indicator Summary

All data to week ending 16 September 2018

Top two sales over the past week, states and territories

## Australian Capital Territory



**29 Steinwedel Street,  
Farrer, ACT**  
4 bed, 3 bath, 2 car house  
\$1,225,000  
Independent Property Group



**3 Kitty McEwan Circuit,  
McKellar, ACT**  
4 bed, 2 bath, 3 car house  
\$1,050,000  
Luton Properties  
Belconnen

## New South Wales



**16 Primrose Avenue,  
Sandringham, NSW**  
5 bed, 4 bath, 2 car house  
\$4,150,000  
Ray White  
Sans Souci



**23 Rush Street,  
Woollahra, NSW**  
3 bed, 3 bath, 1 car house  
\$4,060,000  
Phillips Pantzer Donnelley  
Woollahra

## Northern Territory



**27 Mirrakma Crescent,  
Lyons, NT**  
4 bed, 2 bath, 2 car house  
\$800,000  
Dream Smart Property  
Darwin City



**9 Fish River Way,  
Gunn, NT**  
3 bed, 2 bath, 2 car house  
\$612,000  
Dream Smart Property  
Darwin City

## Queensland



**8 Sentinel Court,  
Cleveland, Qld**  
6 bed, 5 bath, 7 car house  
\$5,250,000  
First National  
Cleveland



**43 Royston Street,  
Brookfield, Qld**  
6 bed, 3 bath, 2 car house  
\$2,800,000  
Ben Jacobs Real Estate



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All data to week ending 16 September 2018

Top two sales over the past week, states and territories

## South Australia



**13 Kennaway Street,  
Tusmore, SA**  
4 bed, 2 bath, 2 car house  
\$1,190,000  
Toop & Toop Real Estate



**38 Lynton Avenue,  
Millswood, SA**  
3 bed, 1 bath, 3 car house  
\$1,097,000  
Century 21 Central  
Millswood

## Tasmania



**8/62 Forster Street,  
New Town, Tas**  
4 bed, 3 bath, 3 car house  
\$700,000  
Petrusma Property  
Sandy Bay



**52 Carella Street,  
Howrah, Tas**  
3 bed, 2 bath, 2 car house  
\$575,000  
Petrusma Property  
Howrah

## Victoria



**29 South Crescent,  
Northcote, Vic**  
5 bed, 2 bath, 2 car house  
\$2,500,000  
Jellis Craig  
Northcote



**857 Rathdowne Street,  
Carlton North, Vic**  
4 bed, 2 bath, 1 car house  
\$2,450,000  
Nicholson Real Estate  
Brunswick East

## Western Australia



**22 Elphin Street,  
Floreat, WA**  
3 bed, 1 bath, 4 car house  
\$1,335,000  
Bexleys Real Estate  
Wembley



**37 Hayes Avenue,  
Yokine, WA**  
3 bed, 1 bath, 2 car house  
\$1,015,000  
Realmark Coastal  
North Beach

# CoreLogic Property Market Indicator Summary

*All data to week ending 16 September 2018*

## About CoreLogic

CoreLogic Australia is a wholly owned subsidiary of CoreLogic (NYSE: CLGX), which is the largest property data and analytics company in the world. CoreLogic provides property information, analytics and services across Australia, New Zealand and Asia, and recently expanded its service offering through the purchase of project activity and building cost information provider Cordell. With Australia's most comprehensive property databases, the company's combined data offering is derived from public, contributory and proprietary sources and includes over 500 million decision points spanning over three decades of collection, providing detailed coverage of property and other encumbrances such as tenancy, location, hazard risk and related performance information.

With over 20,000 customers and 150,000 end users, CoreLogic is the leading provider of property data, analytics and related services to consumers, investors, real estate, mortgage, finance, banking, building services, insurance, developers, wealth management and government. CoreLogic delivers value to clients through unique data, analytics, workflow technology, advisory and geo spatial services. Clients rely on CoreLogic to help identify and manage growth opportunities, improve performance and mitigate risk. CoreLogic employs over 650 people across Australia and in New Zealand. For more information call 1300 734 318 or visit [www.corelogic.com.au](http://www.corelogic.com.au)

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