Mapping the market

October 2017

All data to September 2017
## Overview

<table>
<thead>
<tr>
<th></th>
<th>HOUSES</th>
<th>UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Less than 200K</td>
<td>200K to 400K</td>
</tr>
<tr>
<td>Sydney</td>
<td>0.1%</td>
<td>19.6%</td>
</tr>
<tr>
<td>Melbourne</td>
<td>0.0%</td>
<td>27.5%</td>
</tr>
<tr>
<td>Brisbane</td>
<td>0.0%</td>
<td>34.2%</td>
</tr>
<tr>
<td>Adelaide</td>
<td>1.6%</td>
<td>41.2%</td>
</tr>
<tr>
<td>Perth</td>
<td>0.0%</td>
<td>27.2%</td>
</tr>
<tr>
<td>Hobart</td>
<td>9.8%</td>
<td>62.0%</td>
</tr>
<tr>
<td>Darwin</td>
<td>0.0%</td>
<td>1.9%</td>
</tr>
<tr>
<td>Canberra</td>
<td>0.0%</td>
<td>2.2%</td>
</tr>
<tr>
<td>Combined capitals</td>
<td>0.6%</td>
<td>27.9%</td>
</tr>
</tbody>
</table>

### September 2017

<table>
<thead>
<tr>
<th></th>
<th>HOUSES</th>
<th>UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Less than 200K</td>
<td>200K to 400K</td>
</tr>
<tr>
<td>Sydney</td>
<td>0.0%</td>
<td>0.3%</td>
</tr>
<tr>
<td>Melbourne</td>
<td>0.0%</td>
<td>2.3%</td>
</tr>
<tr>
<td>Brisbane</td>
<td>0.0%</td>
<td>22.3%</td>
</tr>
<tr>
<td>Adelaide</td>
<td>1.0%</td>
<td>24.0%</td>
</tr>
<tr>
<td>Perth</td>
<td>0.0%</td>
<td>20.6%</td>
</tr>
<tr>
<td>Hobart</td>
<td>5.3%</td>
<td>37.9%</td>
</tr>
<tr>
<td>Darwin</td>
<td>0.0%</td>
<td>1.8%</td>
</tr>
<tr>
<td>Canberra</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Combined capitals</td>
<td>0.4%</td>
<td>11.4%</td>
</tr>
</tbody>
</table>
**Summary**

**Sydney** – 57.4% of suburbs had a median house value of at least $1 million and 20% of suburbs had a median unit value of at least $1 million in September 2017. As a comparison, 7.9% of suburbs had a median house value below $600,000 and 29.9% of suburbs had a median unit values under $600,000.

**Melbourne** – five years ago, 27.5% of suburbs had a median house value below $400,000 and 51.7% of suburbs had a median unit value under $400,000. By September 2017, only 2.3% of suburbs had a median house value under $400,000 and 21.2% of suburbs had a median unit value lower than $400,000.

**Brisbane** – 5.9% of suburbs had a median house value over $1 million in September 2017 compared to 2.6% five years earlier. Only 0.4% of suburbs currently have a median unit value over $1 million compared to none five years ago.

**Adelaide** – a quarter (25.1%) of suburbs currently have a median house value of less than $400,000 and 84.5% of suburbs have a median unit value of less than $400,000. In September 2012, 42.8% of suburbs had a median house value of less than $400,000 and 96.2% of suburbs had a median unit value below $400,000.

**Perth** – five years ago, 9.9% of suburbs had a median house value of at least $1 million compared to 11.1% of suburbs currently. Interestingly, the supply of lower valued units has increased over the past five years with 91.5% of suburbs currently having a median unit value of less than $600,000 currently compared to 89.7% in September 2012.

**Hobart** – the proportion of suburbs with a median house value below $400,000 has fallen from 71.7% in September 2012 to 43.2% in September 2017. It is a similar story with the unit market where 92.9% of suburbs had a median value below $400,000 five years ago compared to 83.3% of suburbs in September 2017.

**Darwin** – 7.1% of the city’s suburbs have a median house value in excess of $1 million compared to 5.7% of suburbs five years ago. 61.8% of suburbs have a median unit value under $400,000 currently compared to 61.3% five years ago which reflects the weak unit market conditions over recent years.

**Canberra** – 13.1% of suburbs have a current median house value of more than $1 million compared to 8.6% of suburbs five years ago. No suburbs have a unit value over $1 million however, 38.8% currently have a median unit value which is lower than $400,000 compared to 48.9% five years ago.
Sydney house values by suburb

September 2017

September 2012
Sydney unit values by suburb

September 2017

September 2012
Melbourne house values by suburb

September 2017

September 2012

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Melbourne unit values by suburb

September 2017

September 2012
Brisbane house values by suburb

September 2017

September 2012

<table>
<thead>
<tr>
<th>Less than $200K</th>
<th>$200K to $300K</th>
<th>$300K to $400K</th>
<th>$400K to $500K</th>
<th>$500K to $600K</th>
<th>$600K to $700K</th>
<th>$700K to $800K</th>
<th>$800K to $900K</th>
<th>$900K to $1m</th>
<th>&gt;=$1m</th>
</tr>
</thead>
</table>

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Brisbane unit values by suburb

September 2017

September 2012
Adelaide house values by suburb

September 2017

September 2012
Adelaide unit values by suburb

September 2017

September 2012
Perth house values by suburb

September 2017

September 2012

Less than $200K
$200K to $300K
$300K to $400K
$400K to $500K
$500K to $600K
$600K to $700K
$700K to $800K
$800K to $900K
$900K to $1m
$1m and over
Perth unit values by suburb

September 2017

September 2012
Hobart house values by suburb

September 2017

September 2012

Less than $200K
$200K to $300K
$300K to $400K
$400K to $500K
$500K to $600K
$600K to $700K
$700K to $800K
$800K to $900K
$900K to $1m
>$1m
Hobart unit values by suburb

September 2017

September 2012
Darwin house values by suburb

September 2017

September 2012

Legend:
- Less than $200K
- $200K to $300K
- $300K to $400K
- $400K to $500K
- $500K to $600K
- $600K to $700K
- $700K to $800K
- $800K to $900K
- $900K to $1m
- >=$1m
Darwin unit values by suburb

September 2017

September 2012
Canberra house values by suburb

September 2017

September 2012

Less than $200K
$200K to $300K
$300K to $400K
$400K to $500K
$500K to $600K
$600K to $700K
$700K to $800K
$800K to $900K
$900K to $1m
>=$1m
Canberra unit values by suburb

September 2017

September 2012
About Us

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.

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CoreLogic produces an advanced suite of housing market analytics that provides key insights for understanding housing market conditions at a granular geographic level. Granular data is often used for portfolio analysis and benchmarking, risk assessments and understanding development feasibility and market sizing. It gives industry professionals valuable modules which provide essential analytics and insights for decision making and strategy formation within the residential property asset class. We can tailor reports to suit your business requirements.

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Granular Data and Analytics

**Market Scorecard**: Monitor and measure market share and performance of real estate agents at an individual office or a Franchise brand level across Australia. Identify the competing brands and independents at a suburb, postcode, user defined territory and State level. Easily locate growth opportunities and market hotspots, and view the performance of the established offices in these new areas of interest.

**Market Trends**: Detailed housing market indicators down to the suburb level, with data in time series or snapshot and segmented across houses, units and land. The Market Trends data includes key housing market metrics such as median prices, median values, transaction volumes, rental statistics, vendor metrics such as average selling time and vendor discounting rates.

**CoreLogic Indices**: The suite of CoreLogic Indices range from simple market measurements such as median prices through to repeat sales indices and our flagship hedonic home value indices. The CoreLogic Hedonic index has been specifically designed to track the value of a portfolio of properties over time and is relied upon by Australian regulators and industry as the most up to date and accurate measurement of housing market performance.

**Economist Pack**: A suite of indices and indicators designed specifically for Australian economic commentators who require the most up to date and detailed view of housing market conditions. The economist pack includes the CoreLogic Hedonic indices for capital cities and ‘rest of state’ indices, the stratified hedonic index, hedonic total return index, auction clearance rates and median prices.

**Investor Concentration Report**: Understanding ownership concentrations is an important part of assessing risk. Areas with high investor concentrations are typically allocated higher risk ratings due to the over-representation of a particular segment of the market. Through a series of rules and logic, CoreLogic has flagged the likely ownership type of every residential property nationally as either owner occupied, investor owned or government owned.

**Mortgage Market Trend Report**: CoreLogic is in a unique position to monitor mortgage related housing market activity. Transaction volumes, dwelling values and mortgage related valuation events all comprise our Mortgage market trend report which provides an invaluable tool for mortgage industry benchmarking and strategy.
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