

# CoreLogic Property Market Indicator Summary

All data to week ending 26 November 2017

## Auction volumes increase week-on-week returning a preliminary clearance rate of 66.9 per cent

There were 3,409 homes taken to auction across the combined capital cities this week, returning a preliminary auction clearance rate of 66.9 per cent, overtaking last week as the third busiest week for auctions so far this year. Last week, based on final results, 60.9 per cent of the 3,390 auctions held recorded a successful result, the lowest clearance rate since late 2015/early 2016. Once final results are collected, the combined capital city clearance rate tends to revise down so at this stage it's looking like the final clearance rate on Thursday will be in the mid to low 60 per cent range for the sixth week in a row. Sydney and Melbourne, the two largest auction markets, have seen clearance rates increase week-on-week after last week saw both cities recording their lowest clearance rates for the year so far, however as usual, these clearance rates will revise lower over the week. Over the same week last year, a total of 3,398 homes were taken to auction across the combined capital cities, and a clearance rate of 73.0 per cent was recorded.

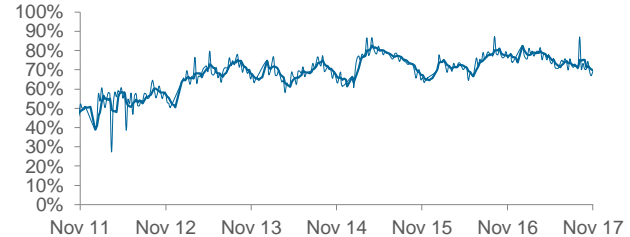
### Capital city auction statistics (preliminary)

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	66.2%	1,200	854	565	289	77.1%	1,262
Melbourne	69.0%	1,727	1,456	1,005	451	76.1%	1,616
Brisbane	57.6%	152	118	68	50	43.8%	191
Adelaide	67.0%	153	103	69	34	63.1%	144
Perth	38.9%	43	18	7	11	27.3%	67
Tasmania	33.3%	6	3	1	2	80.0%	6
Canberra	66.1%	128	109	72	37	72.1%	112
<b>Weighted Average</b>	<b>66.9%</b>	<b>3,409</b>	<b>2,661</b>	<b>1,787</b>	<b>874</b>	<b>73.0%</b>	<b>3,398</b>

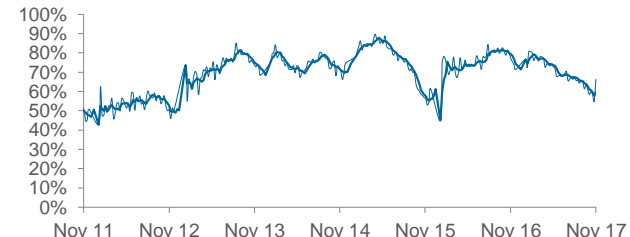
### Weekly clearance rate, combined capital cities



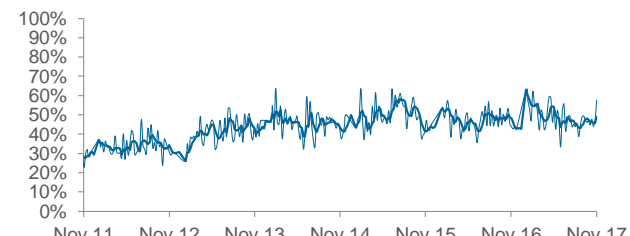
### Weekly clearance rate, Melbourne



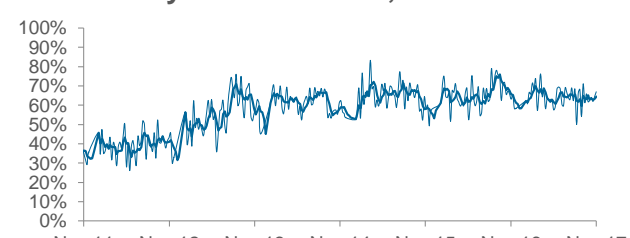
### Weekly clearance rate, Sydney



### Weekly clearance rate, Brisbane



### Weekly clearance rate, Adelaide



### Sydney sub-regions

Sydney sub-regions	Clearance rate	Total auctions	CoreLogic auction results
Central Coast	58.1%	41	31
Baulkham Hills and Hawkesbury	55.6%	36	27
Blacktown	41.2%	23	17
City and Inner South	66.3%	134	98
Eastern Suburbs	76.2%	116	84
Inner South West	61.9%	124	84
Inner West	75.0%	106	88
North Sydney and Hornsby	66.7%	205	138
Northern Beaches	63.5%	124	85
Outer South West	n.a.	9	9
Outer West and Blue Mountains	n.a.	9	5
Parramatta	66.1%	87	62
Ryde	62.2%	60	37
South West	60.0%	61	45
Sutherland	77.5%	60	40

### Melbourne sub-regions

Inner	68.3%	317	274
Inner East	60.4%	207	182
Inner South	70.1%	218	164
North East	72.6%	202	179
North West	66.5%	160	152
Outer East	74.5%	150	106
South East	62.5%	143	128
West	76.4%	255	212
Mornington Peninsula	69.2%	67	52

### Regional auction results

Hunter	82.9%	51	35
Wollongong	53.9%	26	13
Gold Coast	41.0%	66	39
Sunshine Coast	52.6%	44	19
Geelong	82.7%	64	52

The above results are preliminary, with 'final' auction clearance rates published each Thursday. CoreLogic, on average, collects between 85% and 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 26 November 2017

## Capital city home value changes

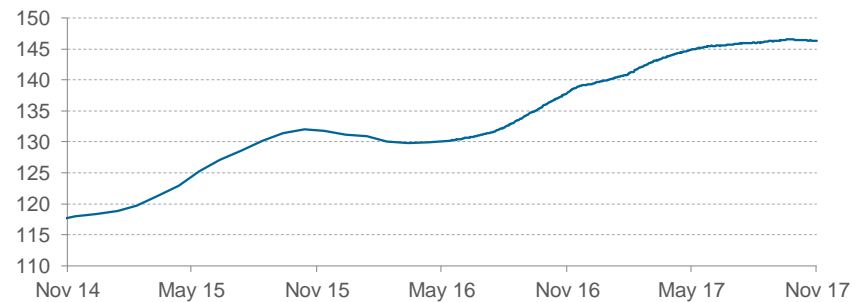
Capital city	Weekly change	Monthly change	Yr to date change	12 mth change
Sydney	0.0%	-0.5%	4.5%	6.1%
Melbourne	0.1%	0.4%	8.8%	10.4%
Brisbane	-0.1%	0.0%	2.3%	2.5%
Adelaide	0.1%	0.0%	2.7%	3.9%
Perth	0.2%	0.0%	-2.4%	-2.7%
<b>Combined 5 capitals</b>	<b>0.0%</b>	<b>-0.1%</b>	<b>4.8%</b>	<b>6.1%</b>

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

\*Data carried over from previous week

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>.

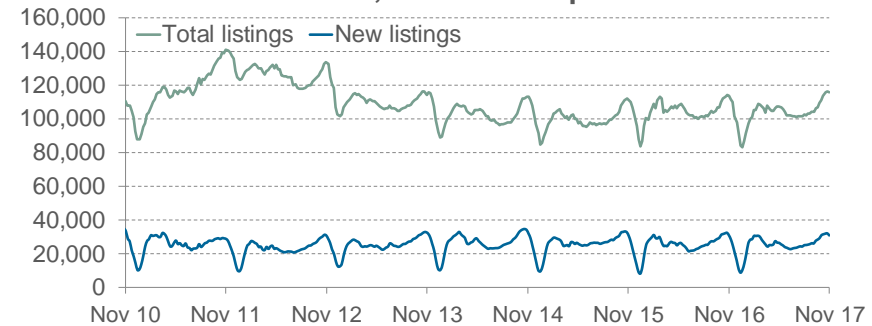
## Daily home value index, 5 capital city aggregate



## Capital city properties listed for sale

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,889	-2.3%	26,559	19.2%
Melbourne	10,045	5.6%	32,440	2.8%
Brisbane	4,777	-0.4%	21,116	0.1%
Adelaide	2,485	0.8%	9,165	7.5%
Perth	4,201	-5.5%	21,226	-12.7%
Hobart	432	-14.1%	1,162	-36.3%
Darwin	171	4.9%	1,586	-3.2%
Canberra	883	0.9%	2,374	4.1%
<b>Combined capitals</b>	<b>30,883</b>	<b>0.2%</b>	<b>115,628</b>	<b>1.9%</b>

## Number of homes for sale, combined capital cities

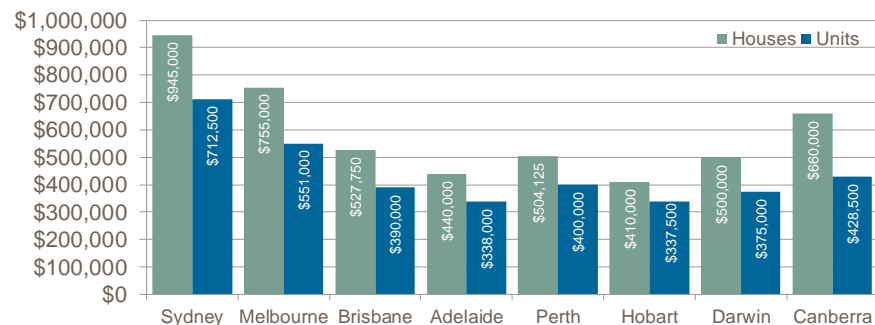


These results are calculated across properties that have been advertised for sale over the past 28 days. A new listing is one which has not been advertised for sale over the past 6 months, total listings include new listings and properties which have been previously advertised.

## Capital city private treaty median prices

Capital city	HOUSES		UNITS	
	Number of Sales	Median price	Number of Sales	Median price
Sydney	2,925	\$945,000	1,787	\$712,500
Melbourne	3,664	\$755,000	1,619	\$551,000
Brisbane	1,660	\$527,750	349	\$390,000
Adelaide	819	\$440,000	167	\$338,000
Perth	1,206	\$504,125	267	\$400,000
Hobart	222	\$410,000	64	\$337,500
Darwin	39	\$500,000	22	\$375,000
Canberra	313	\$660,000	152	\$428,500
<b>Combined Capitals</b>	<b>10,848</b>	<b>\$709,066</b>	<b>4,427</b>	<b>\$578,189</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.

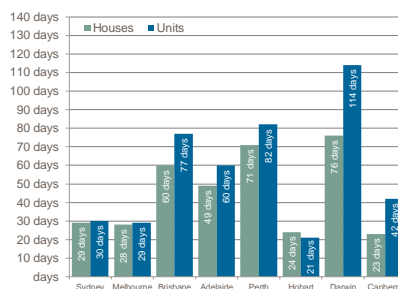
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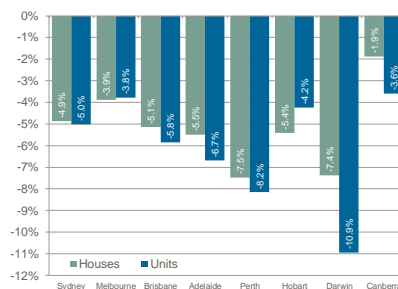
## Capital city median time on market and average vendor discounting results

Capital city	HOUSES		UNITS	
	Median TOM	Avg Vendor Disc.	Median TOM	Avg Vendor Disc.
Sydney	29 days	-4.9%	30 days	-5.0%
Melbourne	28 days	-3.9%	29 days	-3.8%
Brisbane	60 days	-5.1%	77 days	-5.8%
Adelaide	49 days	-5.5%	60 days	-6.7%
Perth	71 days	-7.5%	82 days	-8.2%
Hobart	24 days	-5.4%	21 days	-4.2%
Darwin	76 days	-7.4%	114 days	-10.9%
Canberra	23 days	-1.9%	42 days	-3.6%

## Median time on market



## Average vendor discounting

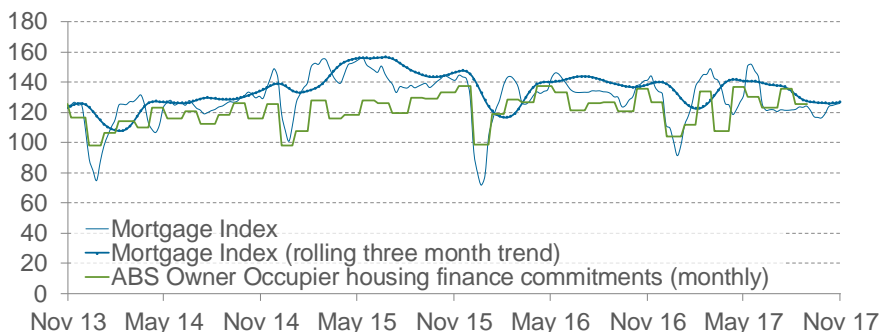


'Time on market' (TOM) is simply the middle number of days between when a property is first listed for sale and the contract date. The rate of vendor discounting is the average percentage difference between the original listing price and the final selling price. The statistics are calculated across results 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	125.8	5.7%	0.6%
NSW	165.9	6.2%	0.8%
QLD	120.3	9.9%	1.9%
SA	86.5	12.8%	0.8%
TAS	98.9	11.5%	0.9%
VIC	135.7	2.2%	-0.3%
WA	92.0	0.0%	0.7%

## 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.

## Listing market activity

Region	Index value	Month on month change	Month on month change (seas adj)
National	330.5	-1.8%	0.1%
NSW	346.3	-2.6%	-1.9%
QLD	229.5	0.5%	-0.8%
SA	298.3	-0.4%	1.5%
TAS	146.0	15.7%	4.3%
VIC	499.7	-6.0%	-0.2%
WA	432.6	1.4%	8.0%

## CoreLogic Listing Index



The CoreLogic Listings Index provides a lead indicator for the number of residential dwellings that are being prepared for sale across the Australian housing market. CoreLogic customers account for over 70% of all listings in the Australian property market. The index, which tracks the flow of metadata across CoreLogic's real estate data platform, shows a 75% correlation with the number of new listings about to enter the market.

# CoreLogic Property Market Indicator Summary

All data to week ending 26 November 2017

Top two sales over the past week, states and territories

## Australian Capital Territory



**73 Mugga Way,  
Red Hill, ACT**  
5 bed, 3 bath, 6 car house  
\$3,160,000  
Peter Blackshaw  
Manuka



**9 Hargraves Crescent,  
Ainslie, ACT**  
4 bed, 3 bath, 2 car house  
\$1,690,000  
Luton Properties  
Canberra City

## New South Wales



**3 Passy Avenue,  
Hunters Hill, NSW**  
5 bed, 3 bath, 10 car house  
\$6,000,000  
McGrath Estate Agents



**57 Village Road,  
Saratoga, NSW**  
4 bed, 4 bath, 6 car house  
\$5,800,000  
Property Central  
Erina

## Northern Territory



**25 Waler Road,  
Marlow Lagoon, NT**  
5 bed, 2 bath, 2 car house  
\$870,000  
Real Estate Central  
Darwin City



**97 Chateau Road,  
Connellan, NT**  
4 bed, 2 bath, 2 car house  
\$840,000  
First National Framptons  
Alice Springs

## Queensland



**68 Molonga Terrace,  
Graceville, Qld**  
5 bed, 7 bath, 3 car house  
\$5,650,000  
Dixon Family Estate Agents  
Toowong



**41 Richmond Street,  
Chelmer, Qld**  
5 bed, 4 bath, 2 car house  
\$2,950,000  
Place  
New Farm

# CoreLogic Property Market Indicator Summary

All data to week ending 26 November 2017

Top two sales over the past week, states and territories

## South Australia



**471 Esplanade,  
Grange, SA**  
3 bed, 2 bath, 2 car house  
\$1,925,000  
Klemich Real Estate



**1 Glenrowan Avenue,  
Myrtle Bank, SA**  
5 bed, 1 bath, 2 car house  
\$1,375,000  
LJ Hooker  
Kensington/Unley

## Tasmania



**24 French Street,  
Launceston, Tas**  
4 bed, 3 bath, 2 car house  
\$1,100,000  
Insitu Property



**20 Beddome Street,  
Sandy Bay, Tas**  
4 bed, 3 bath, 2 car house  
\$1,055,000  
Charlotte Peterswald  
Battery Point

## Victoria



**10 Hampden Road,  
Armadale, Vic**  
4 bed, 2 bath, 2 car house  
\$7,800,000  
RT Edgar  
Toorak



**16 Stanley Grove,  
Canterbury, Vic**  
4 bed, 4 bath, 4 car house  
\$5,908,000  
Jellis Craig & Co

## Western Australia



**P210/29 Leighton Beach Blvd,  
North Fremantle, WA**  
3 bed, 2 bath, 2 car unit  
\$1,735,000  
Mirvac  
Perth



**78 St Leonards Avenue,  
West Leederville, WA**  
3 bed, 2 bath house  
\$1,615,000  
Abel Property  
Leederville

# CoreLogic Property Market Indicator Summary

*All data to week ending 26 November 2017*

## 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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