



# EARLY MARKET INDICATORS

Clarity in uncertain times





## About this Report

The performance of the property market directly and indirectly impacts the livelihood and success of hundreds of thousands of Australian individuals and businesses. Property remains the largest asset class in Australia by market value. The COVID-19 pandemic is reshaping the way our world is interconnected, from how we do business to how we live our lives, and property is no exception.

With access to comprehensive, daily, wide-ranging data across all aspects of the property lifecycle, CoreLogic is uniquely placed to provide the clarity needed in these uncertain times.

Our new Early Market Indicators Report provides a series of real-time data points that indicate how the market is traversing these uncharted waters. We anticipate that this data can help with a wide range of insights including: benchmarking performance; understanding future impacts to personal and business operations and revenue flows; managing credit and financial risk; and understanding wealth being held or generated.

For a limited time, this report will be made available weekly at a national level at no cost.

Premium options will soon be made available that will provide additional, more detailed data elements. There will be options to enhance the report to include personalised insights, including overlaying data from you, our clients, where available and applicable.

The data in this new Early Market Indicator Report does not replace the regular reporting already provided by CoreLogic, but is designed to provide early, indicative and directional trends at a time when speed of data delivery is critical.

Below is an outline of the data available in the Early Market Indicator report.

If you have any further questions or feedback, or for further information please contact your account director or customer care at [customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)

**Pre-Listing Activity:** *the change in the number of CMA's being generated on CoreLogic Platforms – rolling 7 days.*

A Comparative Market Analysis (CMA) is a report generated by real estate agents to enhance their conversations with potential customers who are looking at selling their property. CoreLogic is a market leading source of CMA reports, used by real estate agencies across Australia. The volume of CMA reports generated is highly correlated with the number of new listings added to the market, with CMA reporting leading a new listing event by about two weeks.

**Newly Advertised Properties – For Rent and For Sale:** *The change in the number of new residential listings being advertised for sale or rent in the past 7 days. 'New' listings means the count is of listing events that have not so far been seen in the current calendar year*

This measure provides insight regarding the volume of new properties coming on to the market. An increase in new listings suggests an increasing supply of stock available, and higher seller or lessor activity. A fall in new listings suggests less stock available, and less seller or lessor activity. Understanding this measure alongside other CoreLogic data such as number of sales, time on market and vendor discounting rates provides further insight on the balance between property market supply and demand.

**Mortgage Activity Indicator:** *the change in the number of valuations being ordered on CoreLogic Platforms – rolling 7 days*

CoreLogic systems account for the large majority of mortgage related valuation activity across the financial sector, where industry participants use CoreLogic platforms to order and manage the property valuations they need to support lending and other financial activity. The financial sector uses property valuations for many purposes, including loan origination, for re-financing, new purchases, construction and re-possession. Aggregating this data, CoreLogic is able to provide virtually a 'real time' view on mortgage related lending activity.

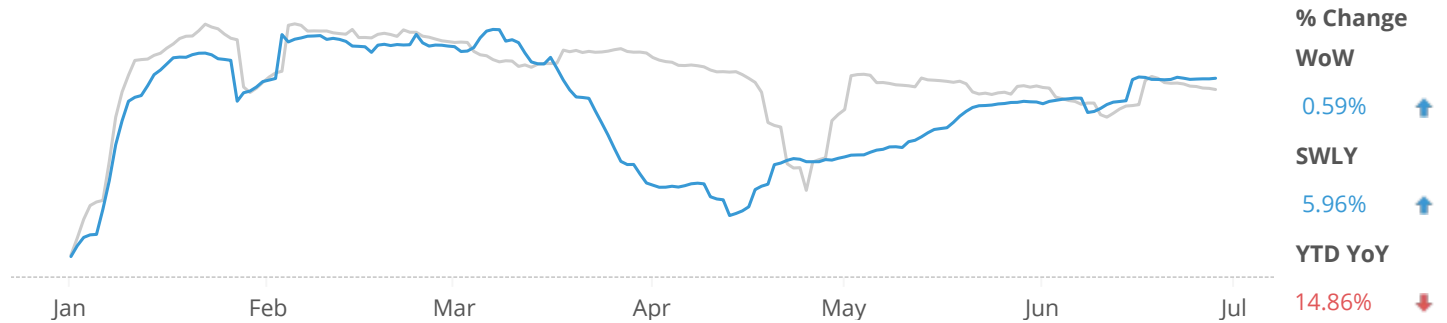
### Loan Purpose

From the same system producing the Mortgage Activity Indicator, this data is then classified by loan purpose; what is the intent of the loan (for example purchase, or refinance). Note that the information represented here is lagged by 7 days from the date of the report to minimise fluctuations in the data.

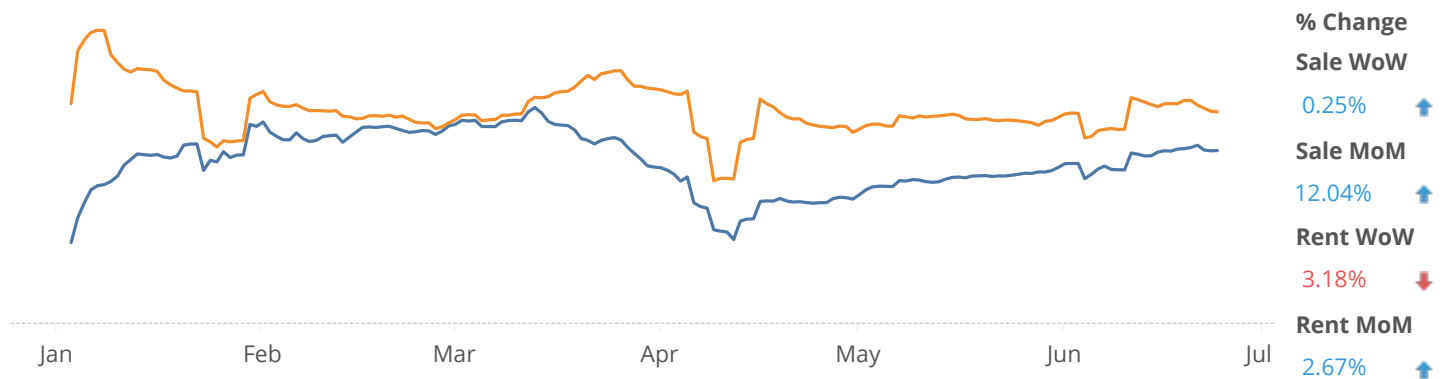


## Early Market Indicators - as of 28/06/2020

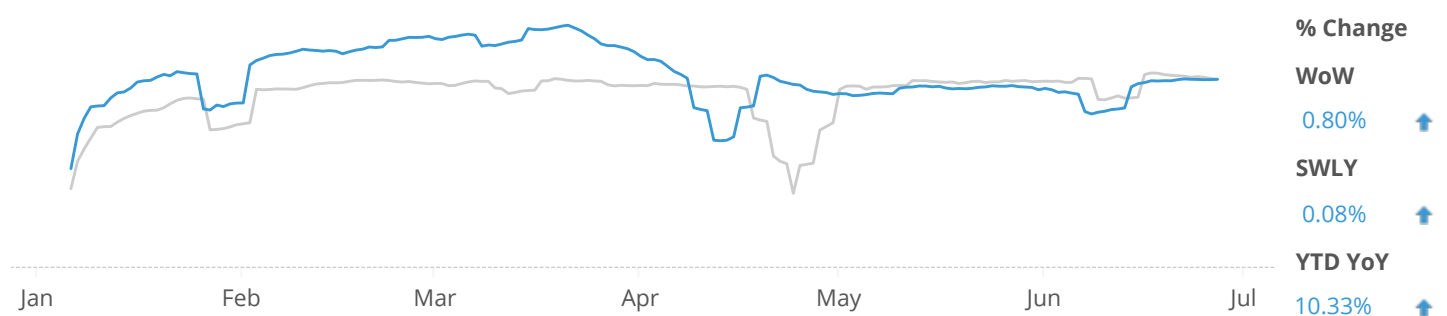
### Pre-Listing Activity - 2020 vs 2019



### Newly Advertised Properties - Rent and Sale



### Mortgage Activity - 2020 vs 2019



### Loan Purpose

	% Total	% Change WoW	% Change SWLY	% Change YTD YoY
Refinance	68.46%	15.46% ↑	14.92% ↑	33.09% ↑
Purchase	23.08%	20.65% ↑	14.24% ↑	11.50% ↑
Construction	8.41%	20.36% ↑	20.36% ↑	11.37% ↑
MIP	0.06%	-34.78% ↓	-67.39% ↓	-25.54% ↓

Note: These early and high frequency indicators can show some volatility and comparisons over time can be impacted by seasonal factors such as the change in timing of public holidays. We would urge some caution in interpreting these indicators or extrapolating the weekly outcomes over a longer time frame. At times the underlying historical data used for this report may be updated, which may result in movements to the stated variances ("% Change") as compared to a previous Early Market Indicator Report.



## Glossary of Terms

### LOAN PURPOSE

**Refinance:** Valuations related to refinancing. This is derived using data from CoreLogic's valuation platforms (excl. AVMs, Progress, Non Resi valuations)

**Purchases:** valuations related to new purchases. This is derived using data from CoreLogic's valuation platforms (excl. AVMs, Progress, Non Resi valuations)

**Construction:** A construction valuation requires an inspection of the subject property by a qualified valuer, along with a review of relevant building documentation and construction plans, to determine the market value of the property 'as if complete' at the date of valuation. (excl. AVMs, Progress, Non Resi valuations)

**MIP:** A Mortgagee In Possession valuation requires an internal and external inspection of the property by a qualified valuer to determine the current market value of the property for the mortgagee in possession. This is completed on a long form report template, which has more detail than a short form report. (excl. AVMs, Progress, Non Resi valuations)

### % CHANGE

**WoW:** % change in volumes transacted for the current 7 day period vs. prior 7 day period

**SWLY:** % change in volumes transacted for the current 7 day period vs. same 7 day period in the prior year

**MoM:** % change in volumes transacted for the current 28 day period vs. prior 28 day period

**SMLY:** % change in volumes transacted for the current 28 day period vs. same 28 days period in the prior year

**YTD YoY:** % change in volumes transacted for the current calendar year through to current week vs. the same period in the prior calendar year

#### Disclaimer:

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If you have any questions about the information in this report, please contact our customer care team at [customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)

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