



Property Market Chart Pack

Our Insights. Your Story.

January 2020



Residential Real Estate Underpins Australia's Wealth



RESIDENTIAL REAL ESTATE

\$6.9 Trillion



AUSTRALIAN SUPERANNUATION

\$2.9 Trillion



AUSTRALIAN LISTED STOCKS

\$2.0 Trillion



COMMERCIAL REAL ESTATE

\$1.0 Trillion

Data for December 2019



10.4 million
Number of dwellings

\$1.81 trillion
Outstanding mortgage debt

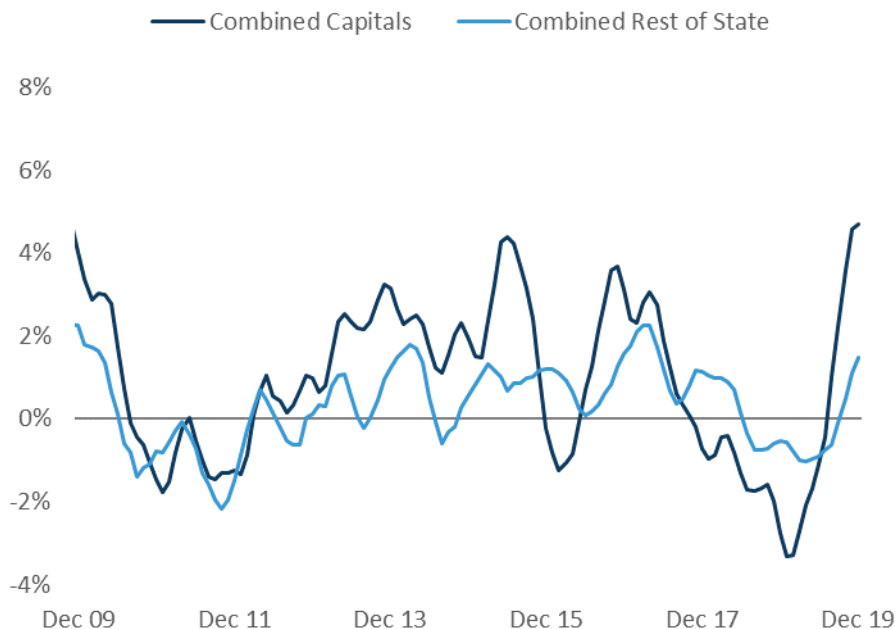
51.5%
Household wealth held in housing

421,111
Total sales p.a.

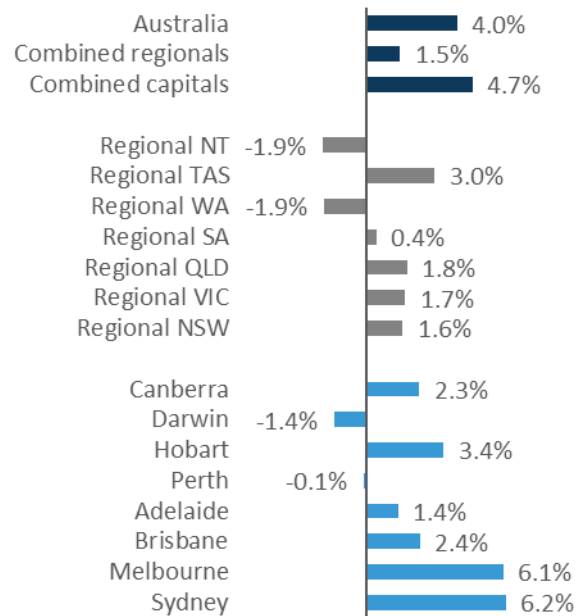
\$254.4 billion
Gross value of sales p.a.

National dwelling values increased 4.0% over the December quarter, which was the fastest quarterly growth rate since November 2009

Quarterly change in dwelling values

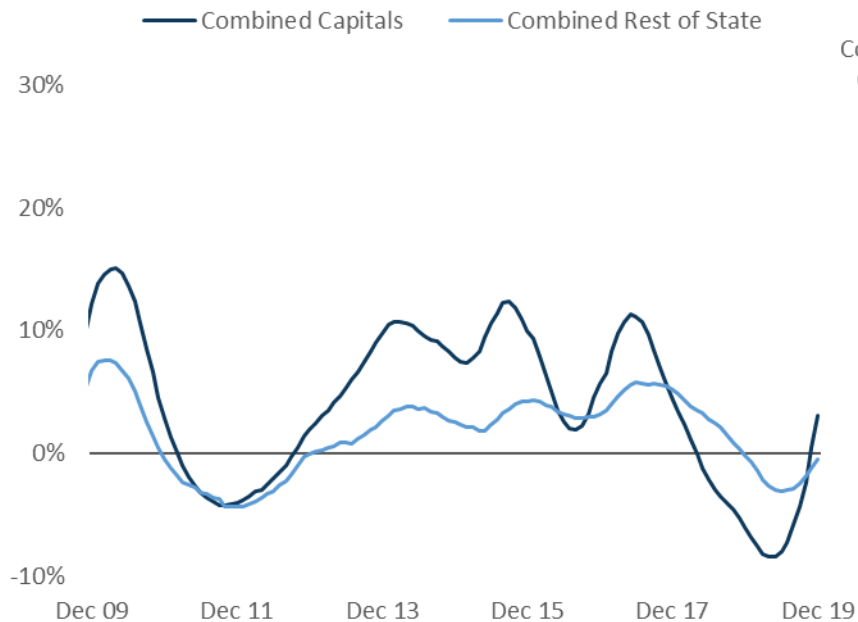


Quarterly change - Dec-19

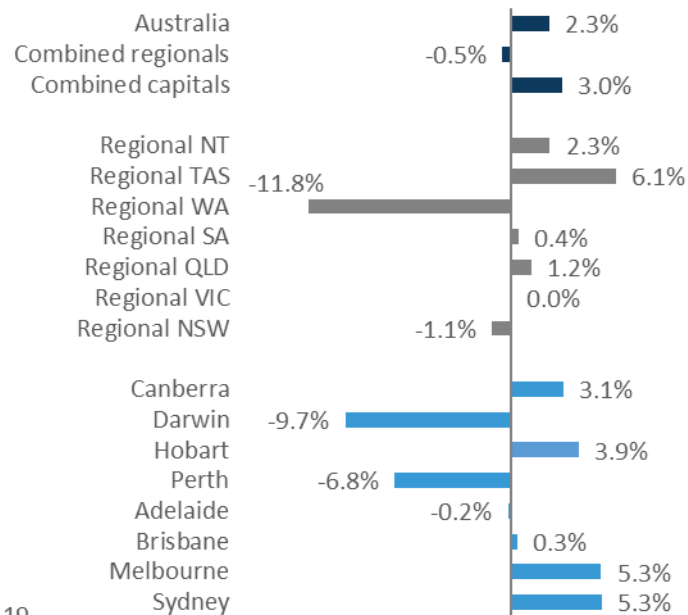


National dwelling values were 2.3% higher over the year, with most regions experiencing positive annual growth

Annual change in dwelling values

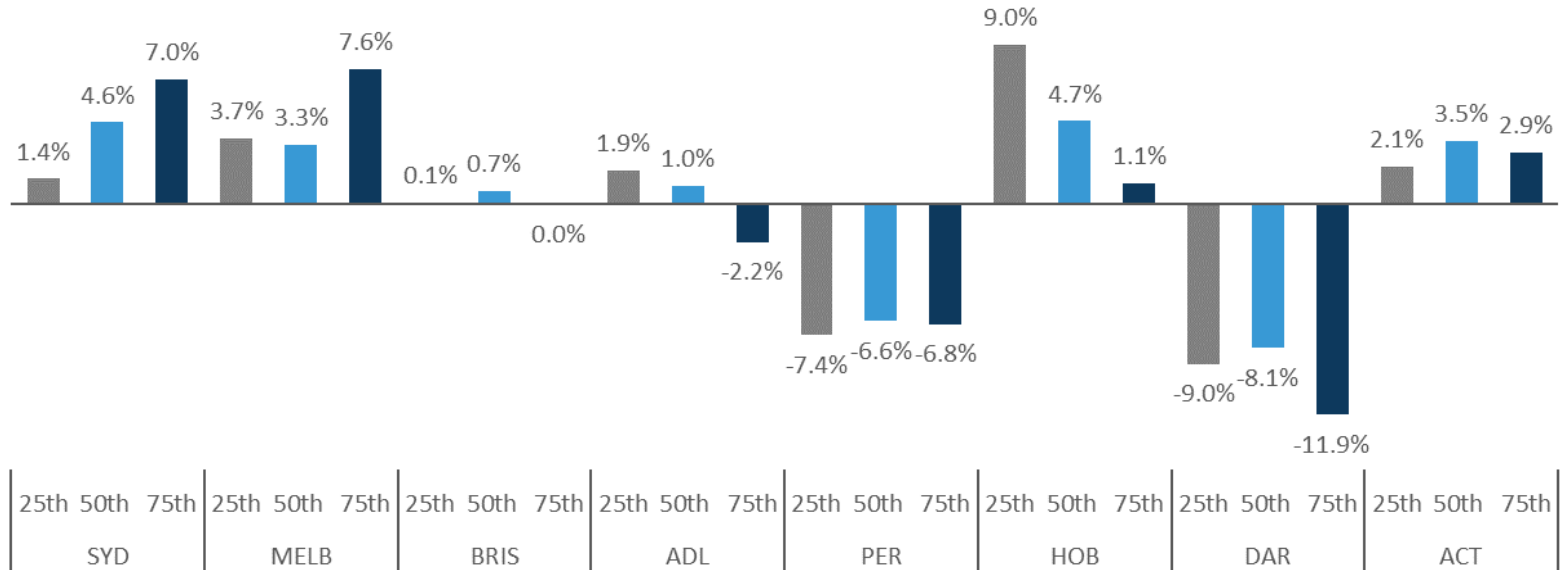


Annual change – Dec 19



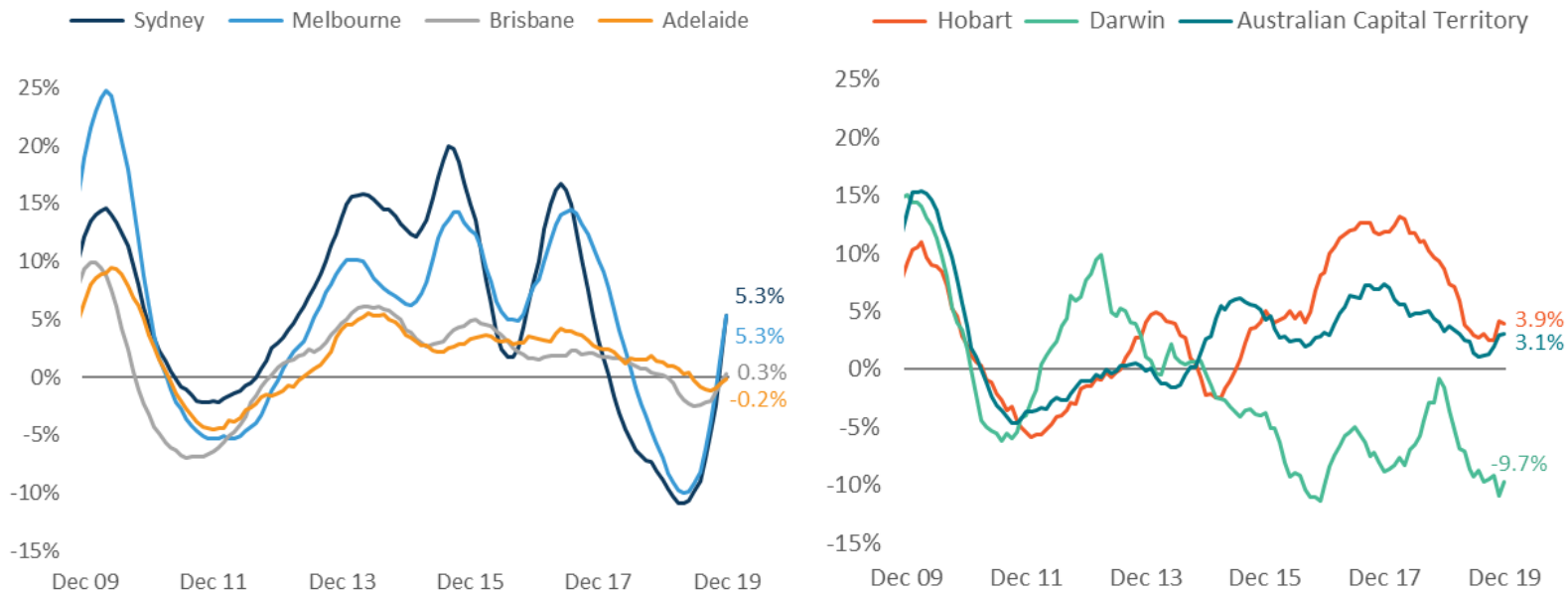
Nationally, the high end of the market shows the strongest performance, led by a pattern in Sydney and Melbourne

Annual dwelling value growth by percentile, Greater Capital City Region – December 2019

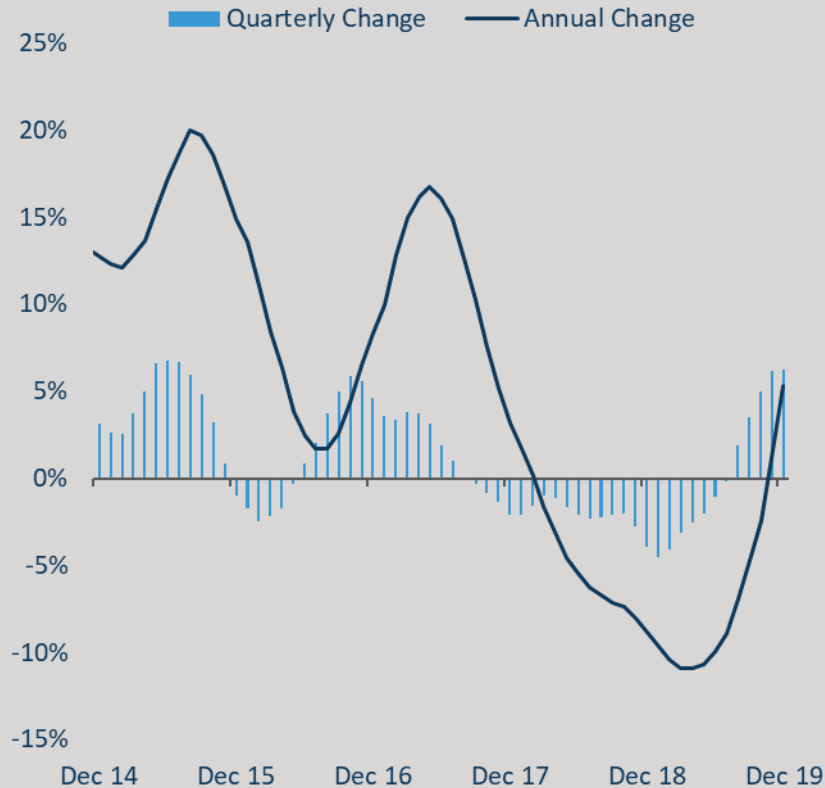


Dwelling values increased in five of the eight capital city markets over the past 12 months

Annual change in dwelling values

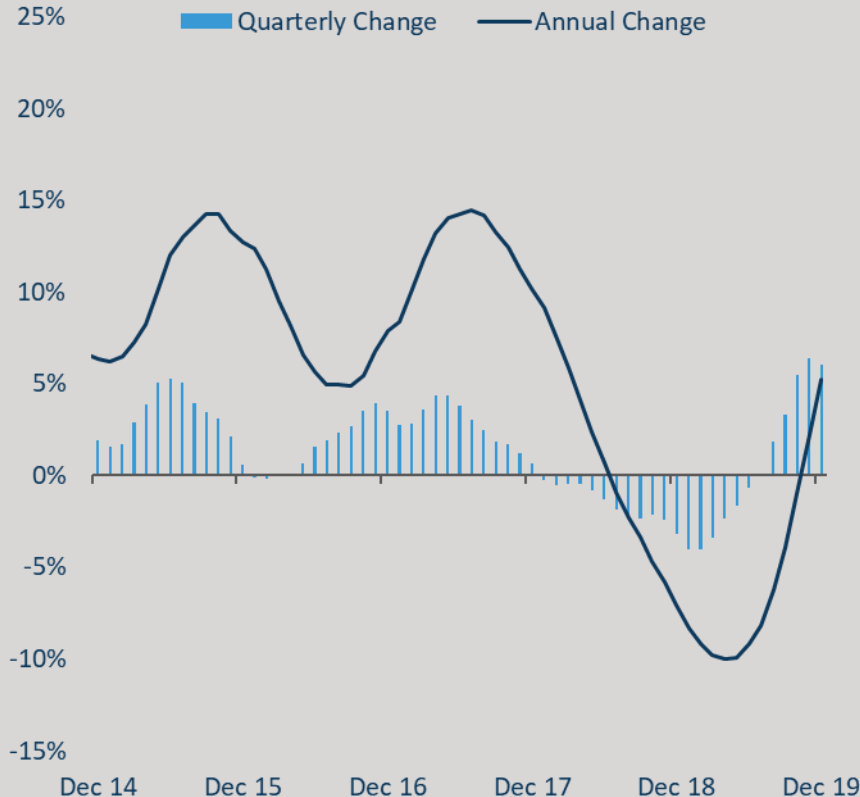


Quarterly and annual change in dwelling values - Sydney



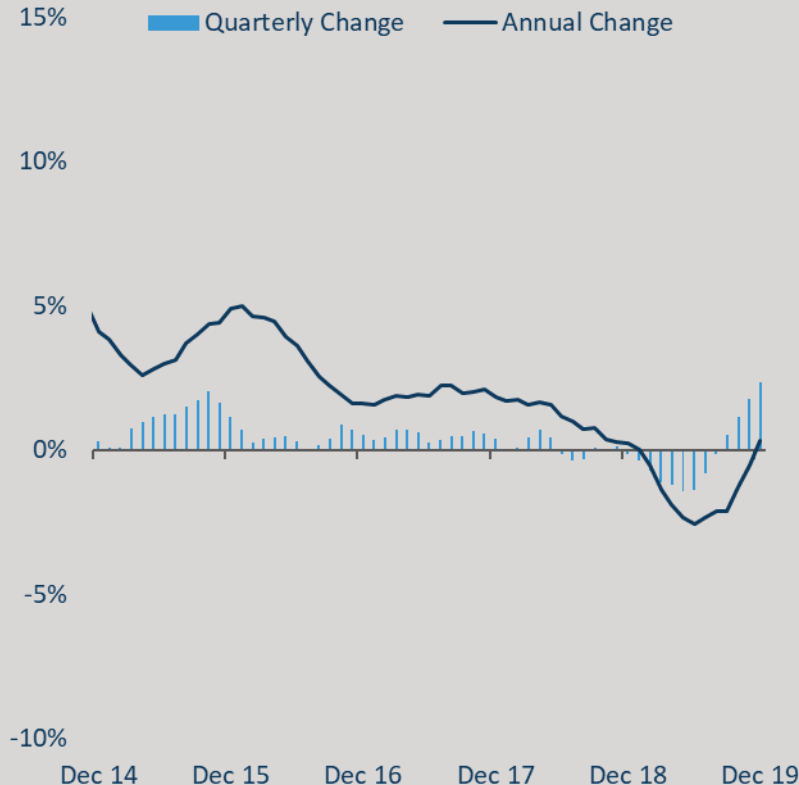
- Sydney dwelling values increased by 1.7% in **December**
- Dwelling values increased 6.2% in the **quarter**
- Sydney dwelling values are up by 5.3% in the past **year**
- Sydney dwelling values are -6.4% below the record high, which was in July 2017

Quarterly and annual change in dwelling values - Melbourne



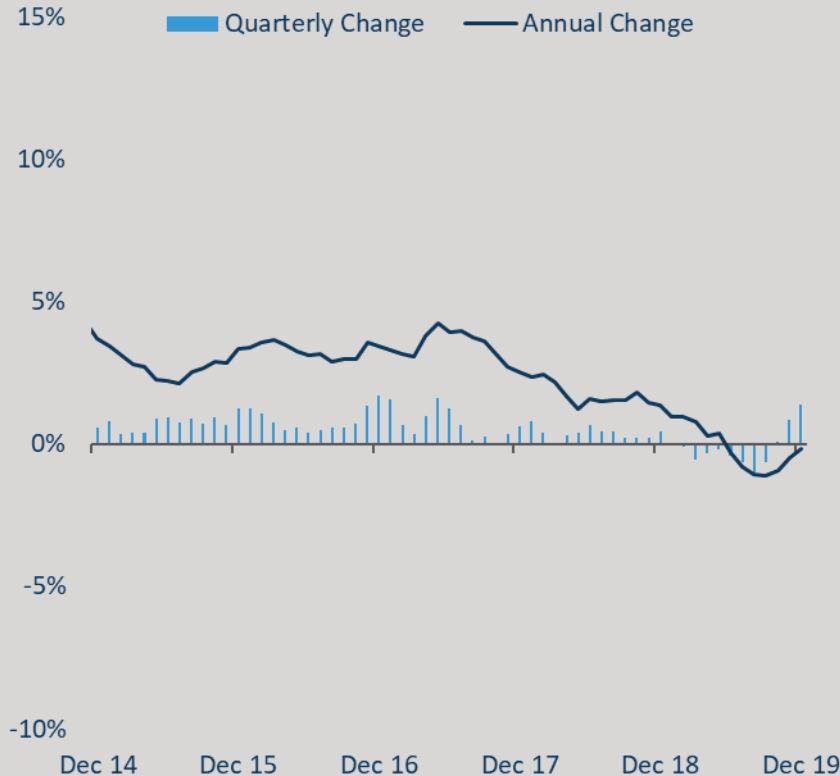
- Melbourne dwelling values increased by **1.4%** in **December**
- Dwelling values increased **6.1%** in the **quarter**
- Melbourne dwelling values are up by **5.3%** in the past **year**
- Melbourne dwelling values are **-2.3%** below the record high, which was in November 2017

Quarterly and annual change in dwelling values - Brisbane



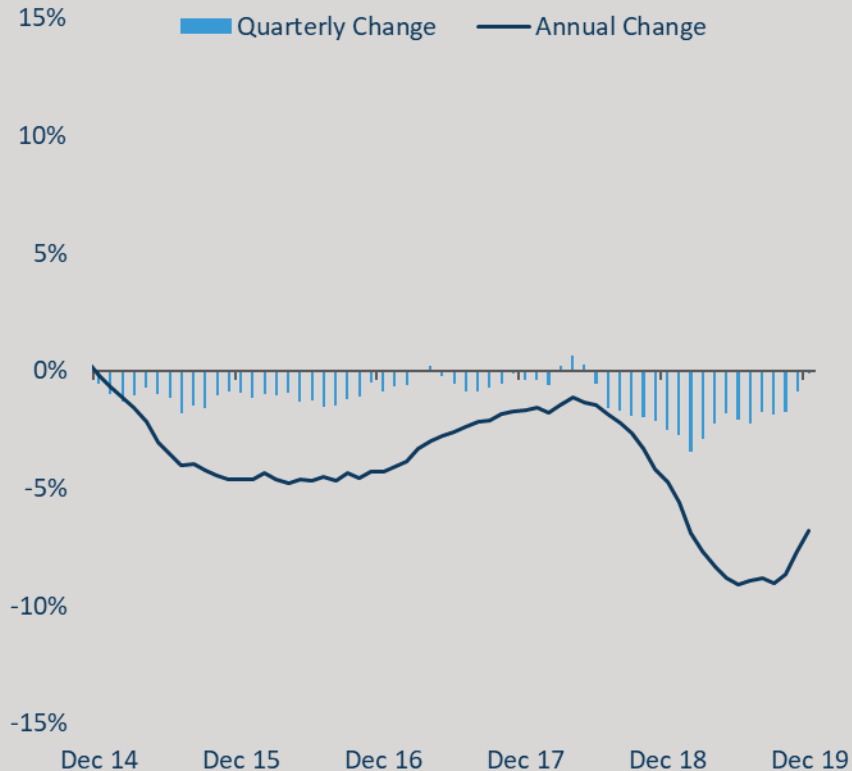
- Brisbane dwelling values increased by **0.7% in December**
- Dwelling values increased **2.4% in the quarter**
- Brisbane dwelling values are up by **0.3% in the past year**
- Brisbane dwelling values are **-0.1% below the record high, which was in April 2018**

Quarterly and annual change in dwelling values - Adelaide



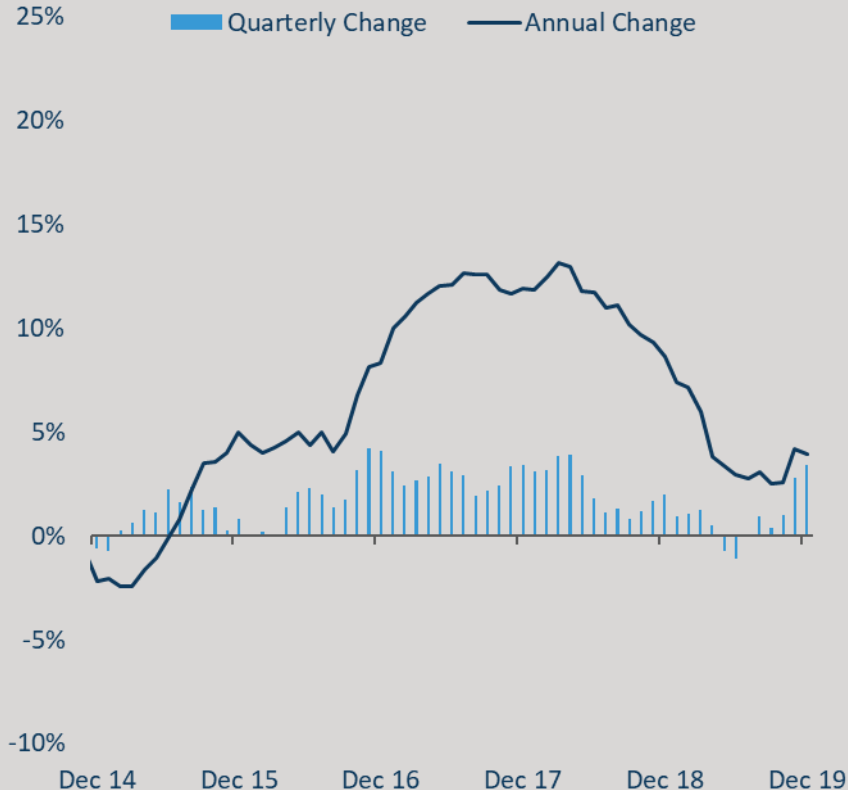
- Adelaide dwelling values increased by 0.5% in **December**
- Dwelling values increased 1.4% in the **quarter**
- Adelaide dwelling values are down by -0.2% in the past **year**
- Adelaide dwelling values are -0.2% below the record high, which was in December 2018

Quarterly and annual change in dwelling values - Perth



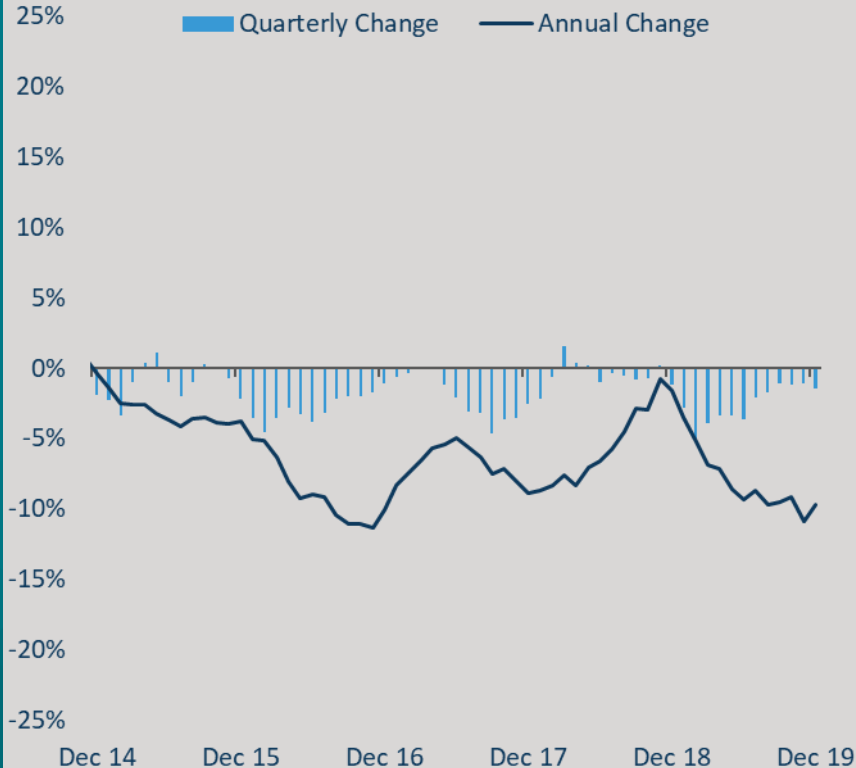
- Perth dwelling values were unchanged in **December**
- Dwelling values decreased -0.1% in the **quarter**
- Perth dwelling values are down by -6.8% in the past **year**
- Perth dwelling values are -21.4% below the record high, which was in June 2014

Quarterly and annual change in dwelling values - Hobart



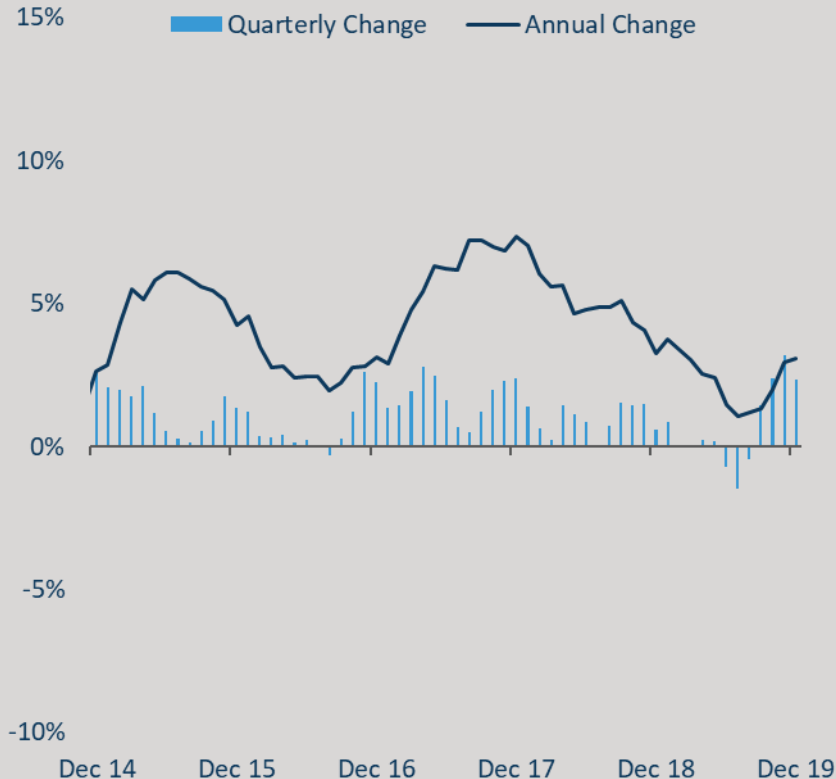
- Hobart dwelling values increased 0.2% in **December**
- Dwelling values increased 3.4% in the **quarter**
- Hobart dwelling values are up by 3.9% in the past **year**
- Hobart dwelling values were at a record high at December 2019

Quarterly and annual change in dwelling values - Darwin



- Darwin dwelling values decreased 0.5% in **December**
- Dwelling values decreased -1.4% in the **quarter**
- Darwin dwelling values are down by -9.7% in the past **year**
- Darwin dwelling values are -31.8% below the record high, which was in May 2014

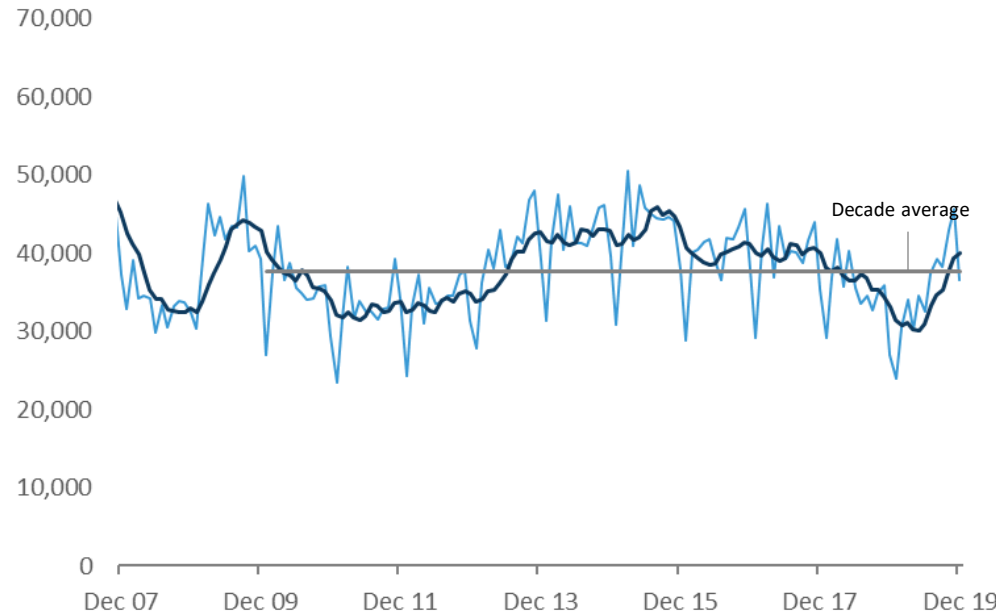
Quarterly and annual change in dwelling values - ACT



- ACT dwelling values decreased 0.1% in **December**
- Dwelling values increased 2.3% in the **quarter**
- ACT dwelling values are up by 3.1% in the past **year**
- ACT dwelling values were at a record high at December 2019

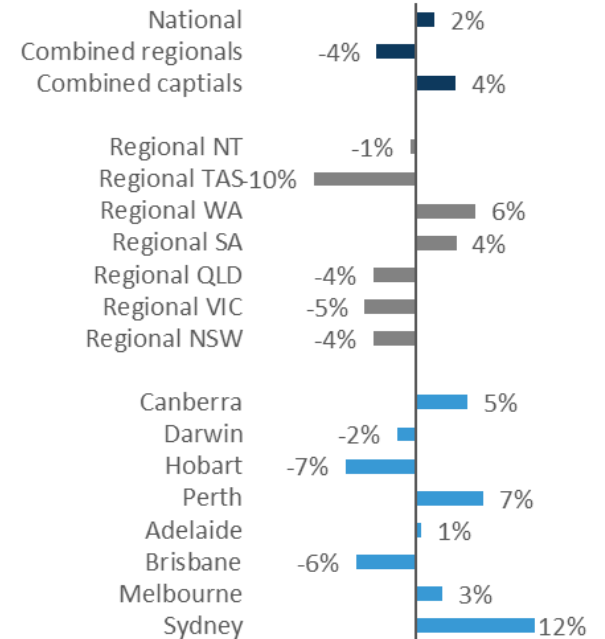
Since October, settled sales volumes have trended back above the decade average

Monthly settled sales with six month moving average, National



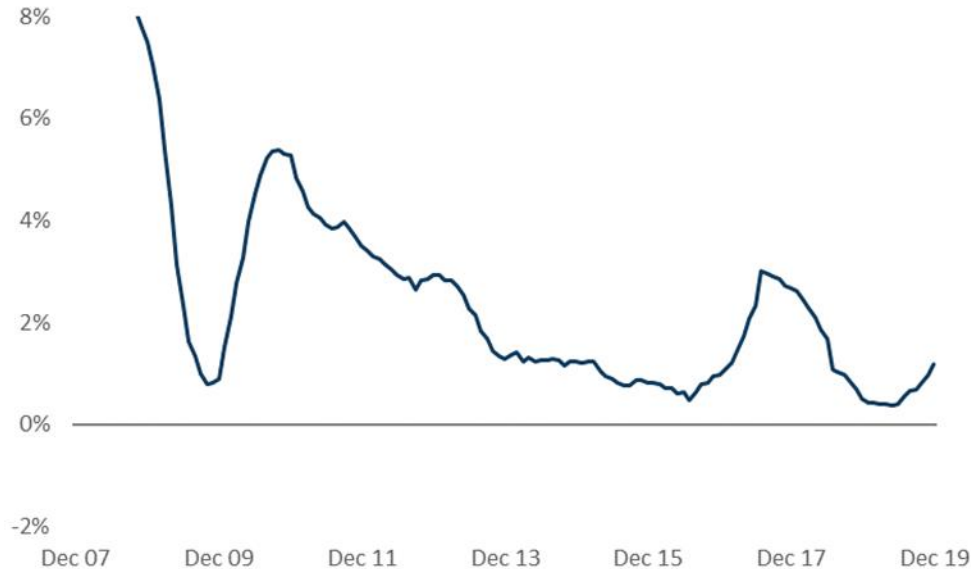
Note: recent months are modelled estimates

Annual change in settles sales

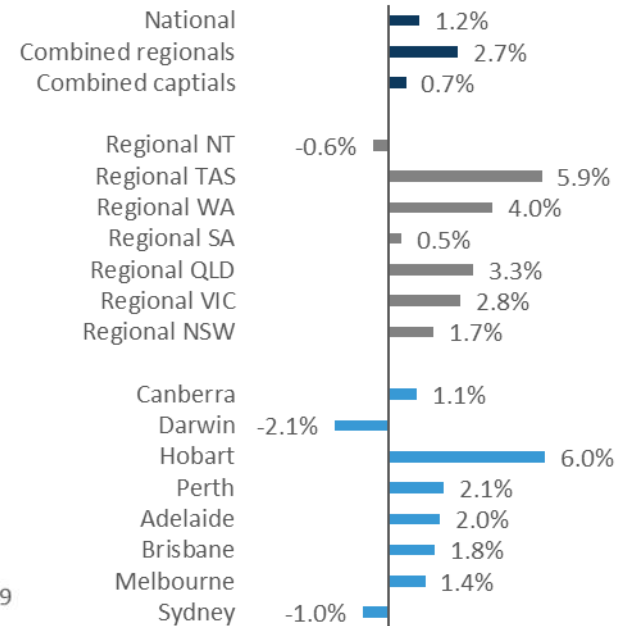


Strong population growth and a slowdown in construction has pushed rents slightly higher over the year to December

Annual change in rental rates - National

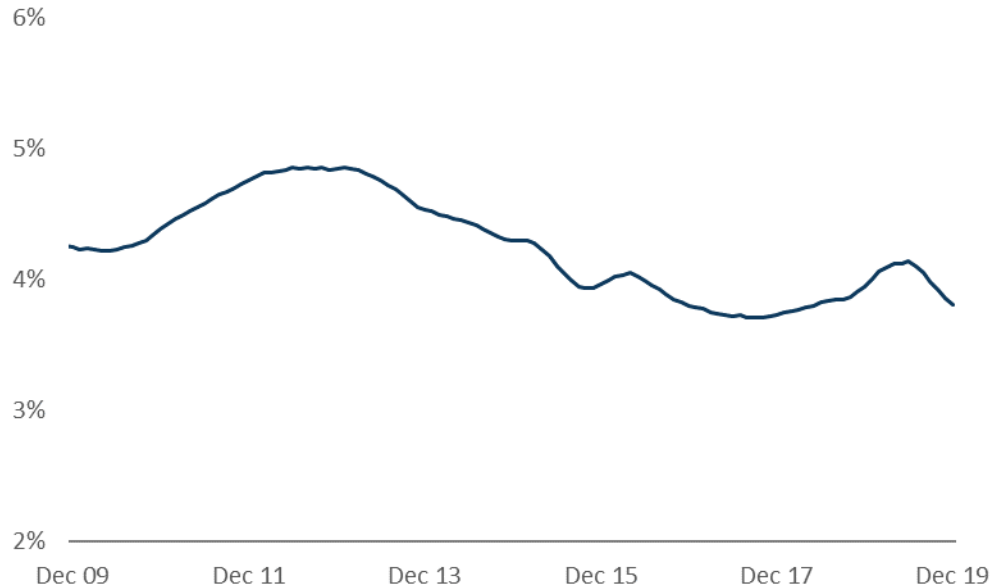


Annual change in rental rates

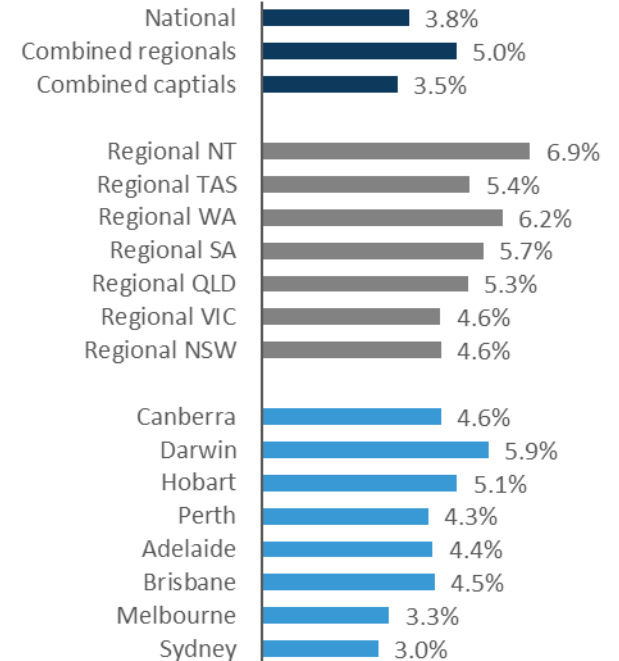


Despite rising rent values, the rebound in property values continued to put downward pressure on rents over 2019

Gross rental yields - National

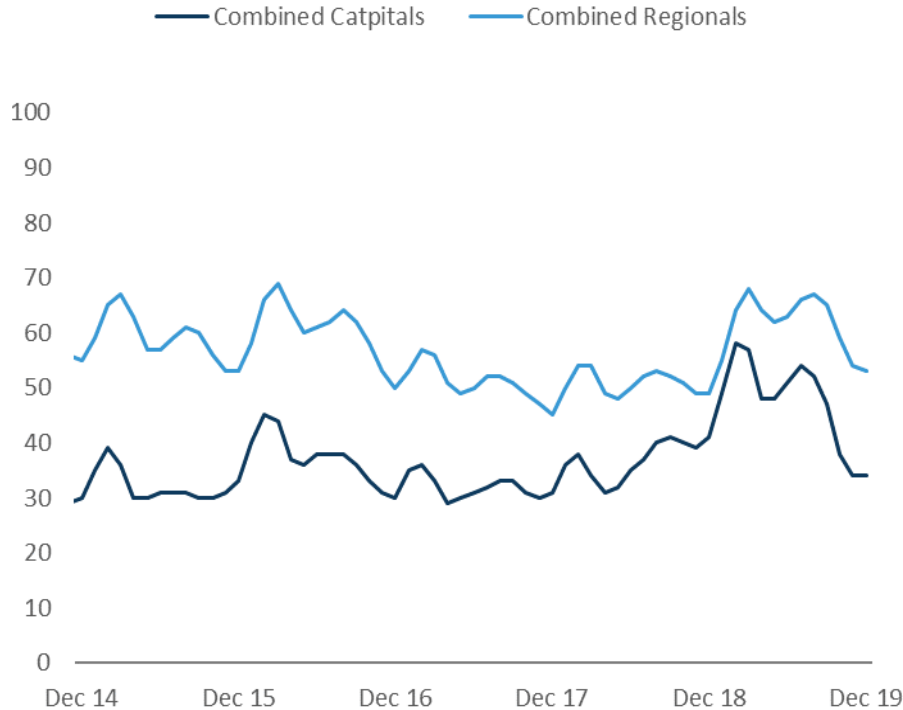


Gross rental yields as at Dec 19

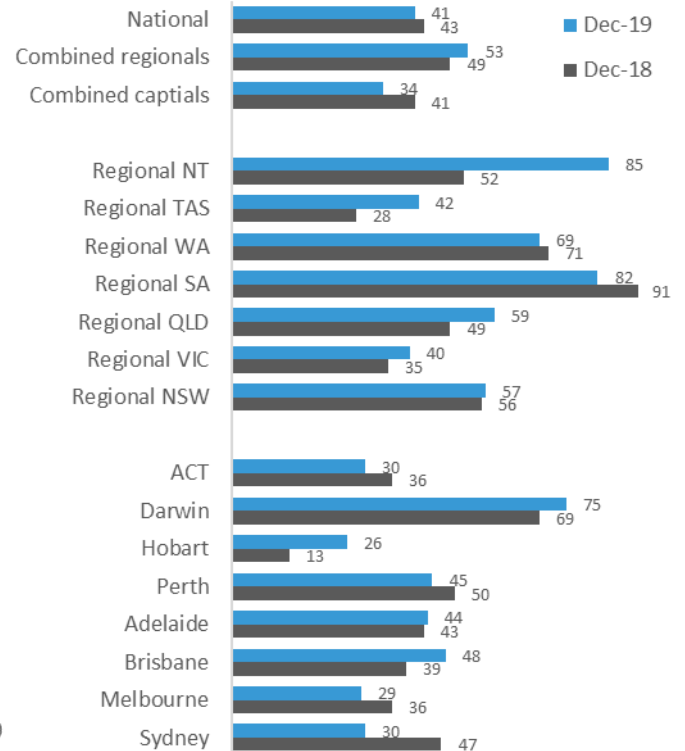


Days on market have tightened drastically over the year as demand improves

Median days on market

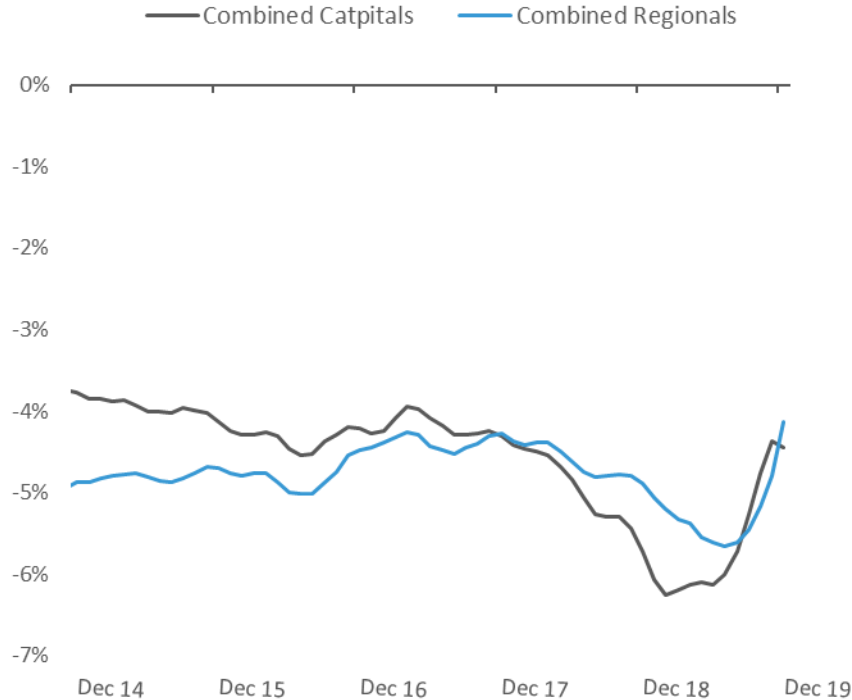


Median days on market Dec 19 v Dec 18

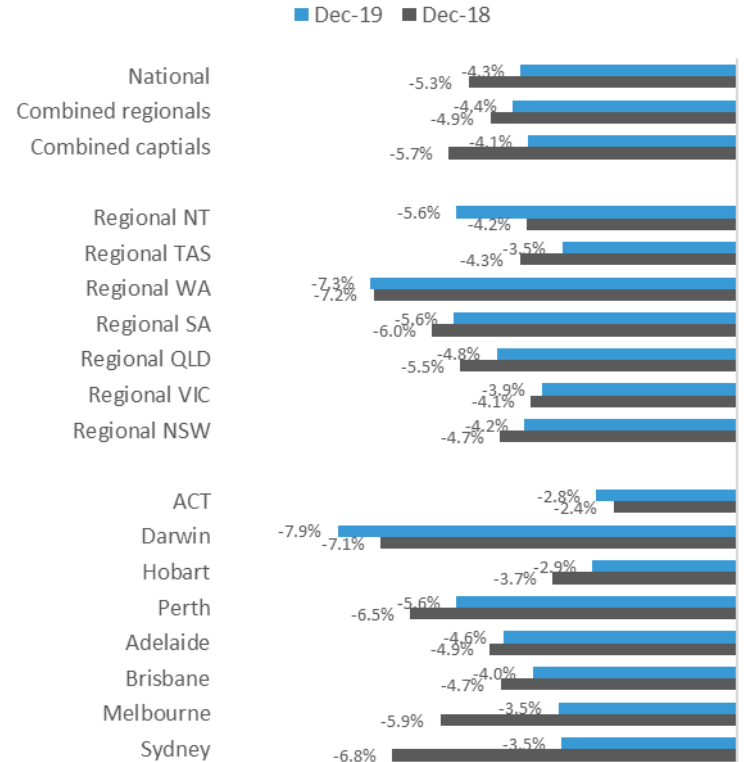


Vendor discounting may stabilize as more stock comes to market

Median vendor discount



Median vendor discount Dec 19 v Dec 18



New listings have fallen -10.8% over the year, while total listings are down -7.7%. The decline in stock for sale may continue to ease as sellers return to the market amid a price upswing

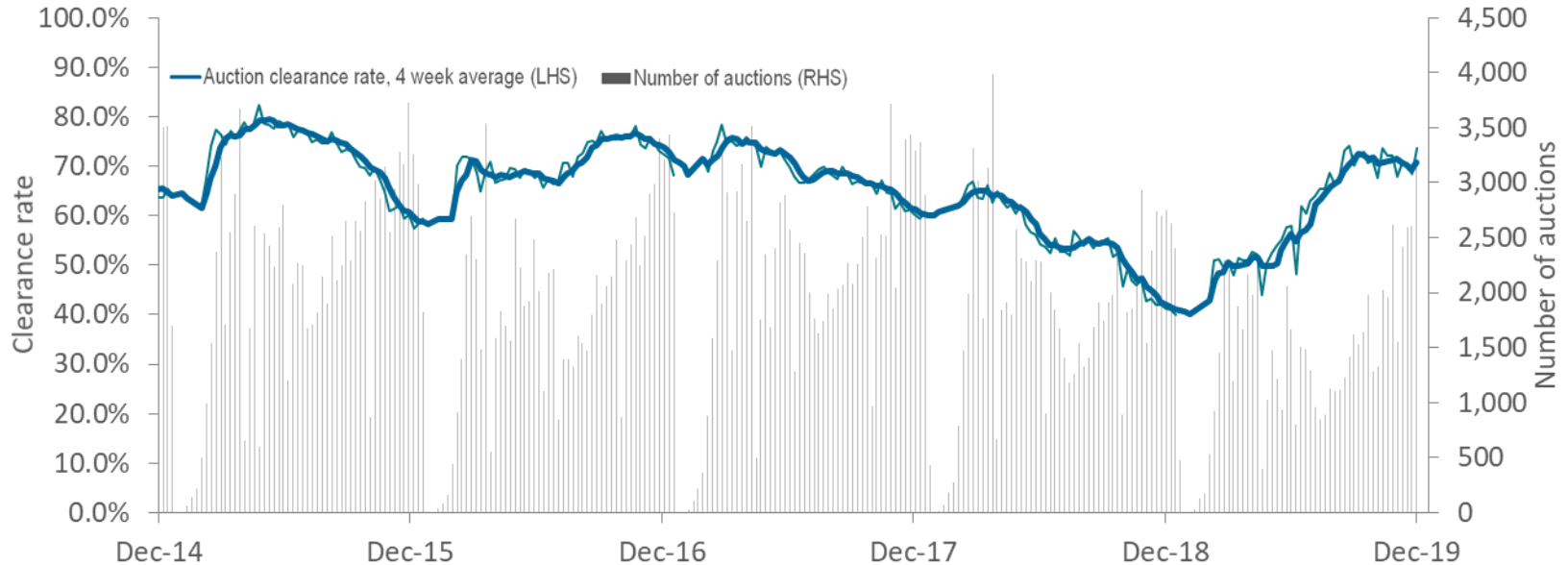
Number of new and total properties advertised for sale, 28 days to 29 December 2019

Capital city	No. of new listings	Annual % change in new listings	No. of total listings	Annual % change in total listings
Sydney	1,659	-9.1%	19,606	-22.3%
Melbourne	2,061	-15.2%	28,620	-12.5%
Brisbane	1,992	2.4%	18,778	-4.8%
Adelaide	733	-16.4%	7,983	3.9%
Perth	1,603	-19.5%	17,588	-10.1%
Hobart	213	-24.2%	999	-12.3%
Darwin	56	-22.2%	1,235	-7.1%
Canberra	209	-14.7%	1,983	-2.9%
Combined Capitals	8,526	-11.8%	96,792	-11.5%

State	No. of new listings	Annual % change in new listings	No. of total listings	Annual % change in total listings
NSW	4,604	-13.0%	43,235	-12.2%
Vic	4,132	-12.7%	45,038	-8.7%
Qld	5,394	-0.5%	57,827	-5.5%
SA	1,329	-13.2%	16,787	1.5%
WA	2,626	-17.6%	29,743	-8.7%
Tas	681	-20.3%	4,305	-9.8%
NT	94	-10.5%	1,860	-3.3%
ACT	215	-14.0%	2,087	-2.6%
National	19,075	-10.8%	200,882	-7.7%

2019 finished with a clearance rate of 69.5%, which is 28.4 percentage points higher than the same week in the previous year

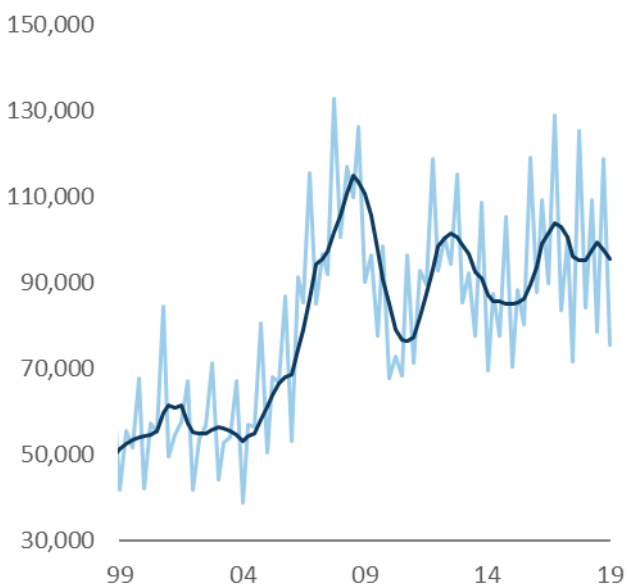
Weekly clearance rates, combined capital cities



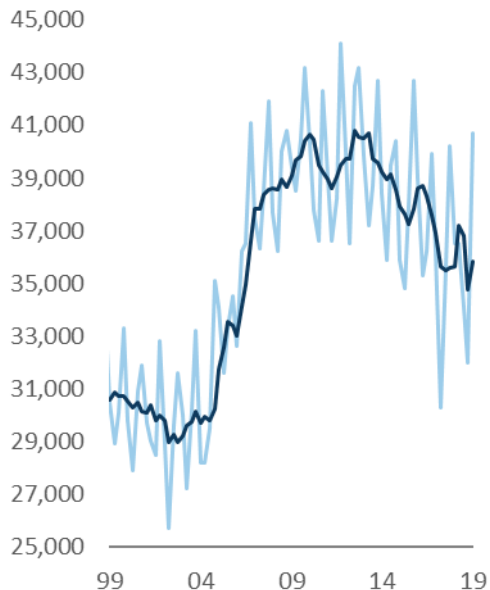
Housing demand: population growth was 1.5% in the year to June, which sits just below the decade average of 1.6%

Components of population change, quarterly and rolling annual average, Australia

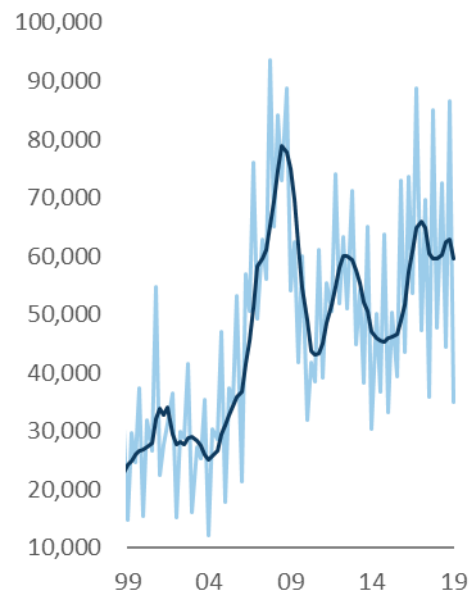
Total population change



Natural increase

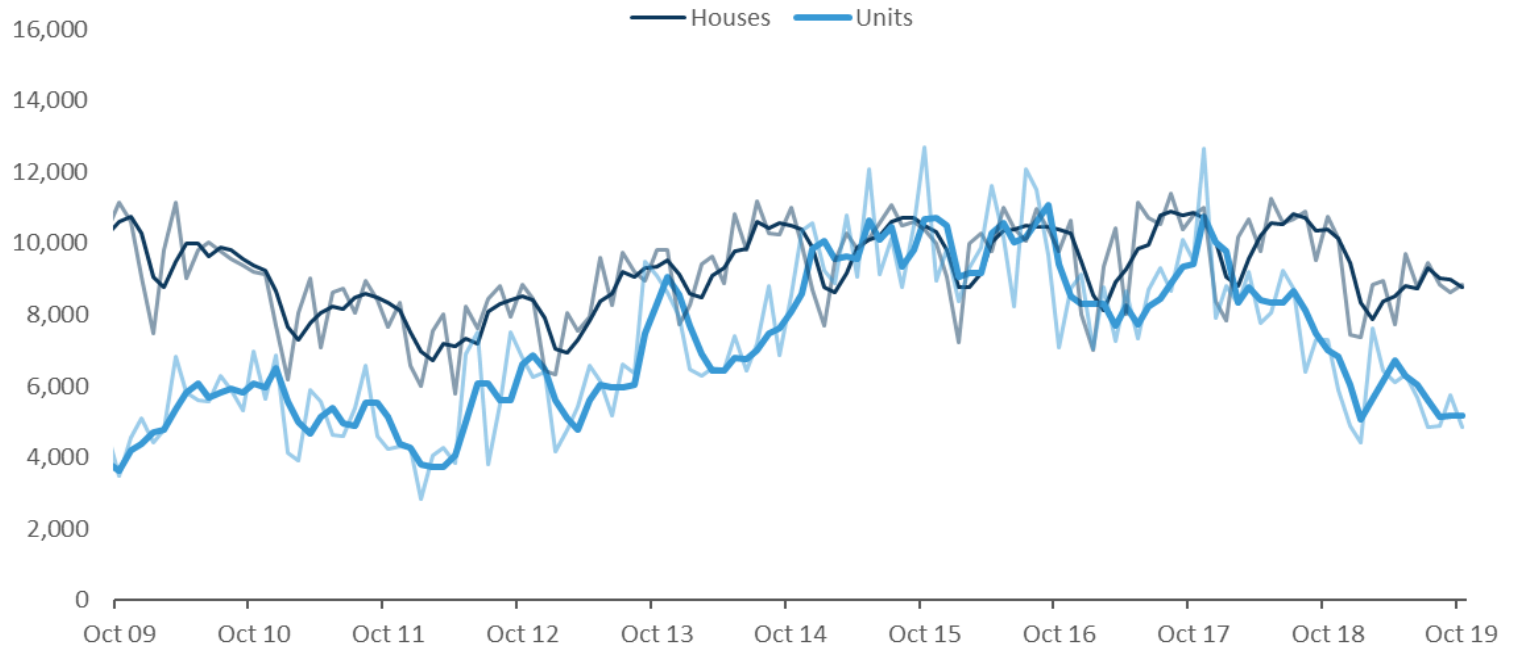


Net overseas migration



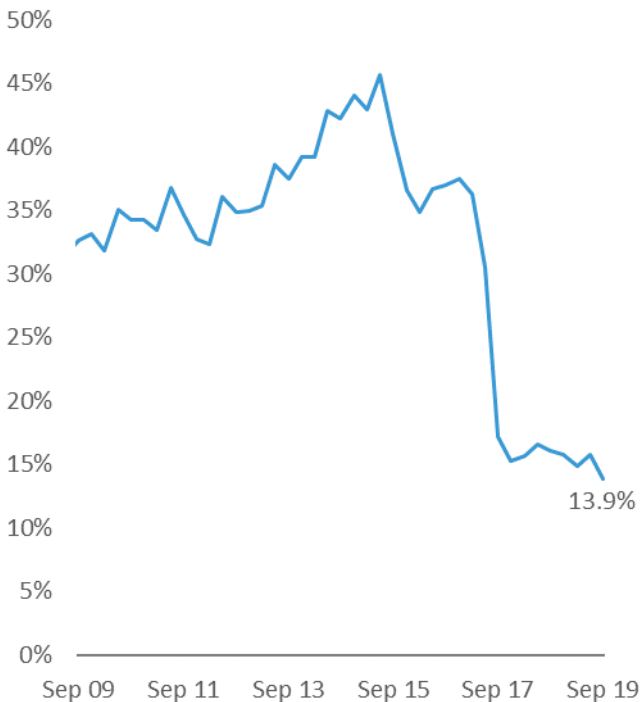
Approved housing supply fell by 21.4% in trend terms over the year, led by a 31.2% decline in units

Number of dwellings approved for construction, National (original and 3 month rolling average)

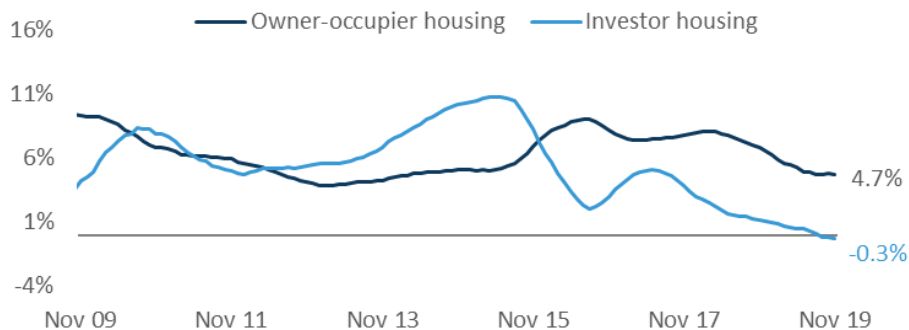


The annual change in investor housing credit shrank for the third consecutive month in November

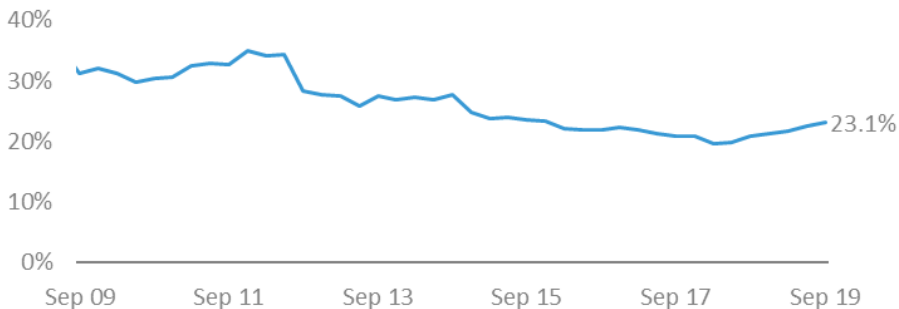
Portion of mortgages originated on interest-only terms



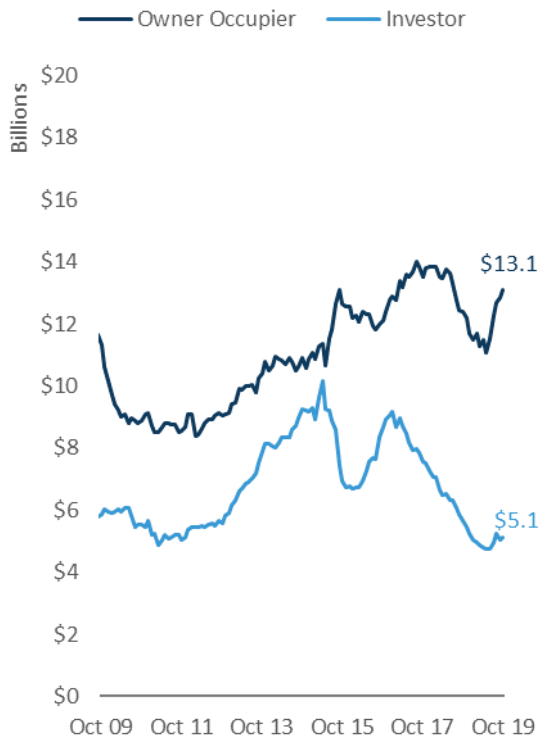
Annual change in credit growth



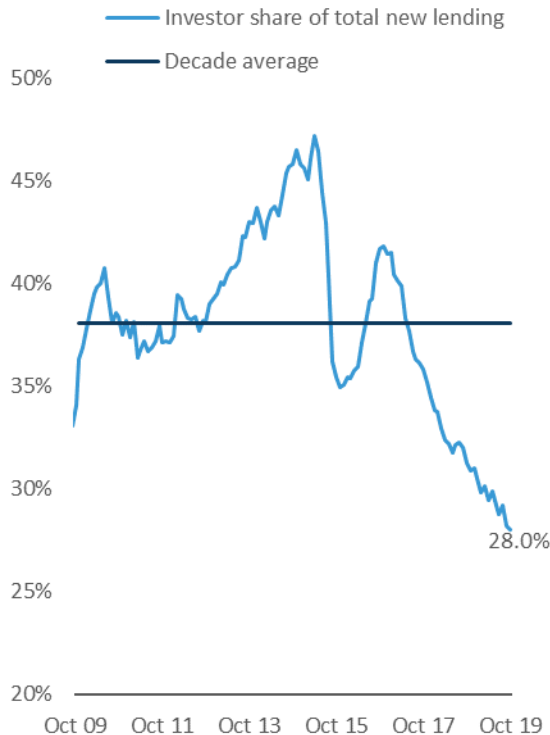
Portion of loans settled > 80% LVR



Monthly value of new finance commitments, total



Portion of new lending for investment housing (excluding refinance)

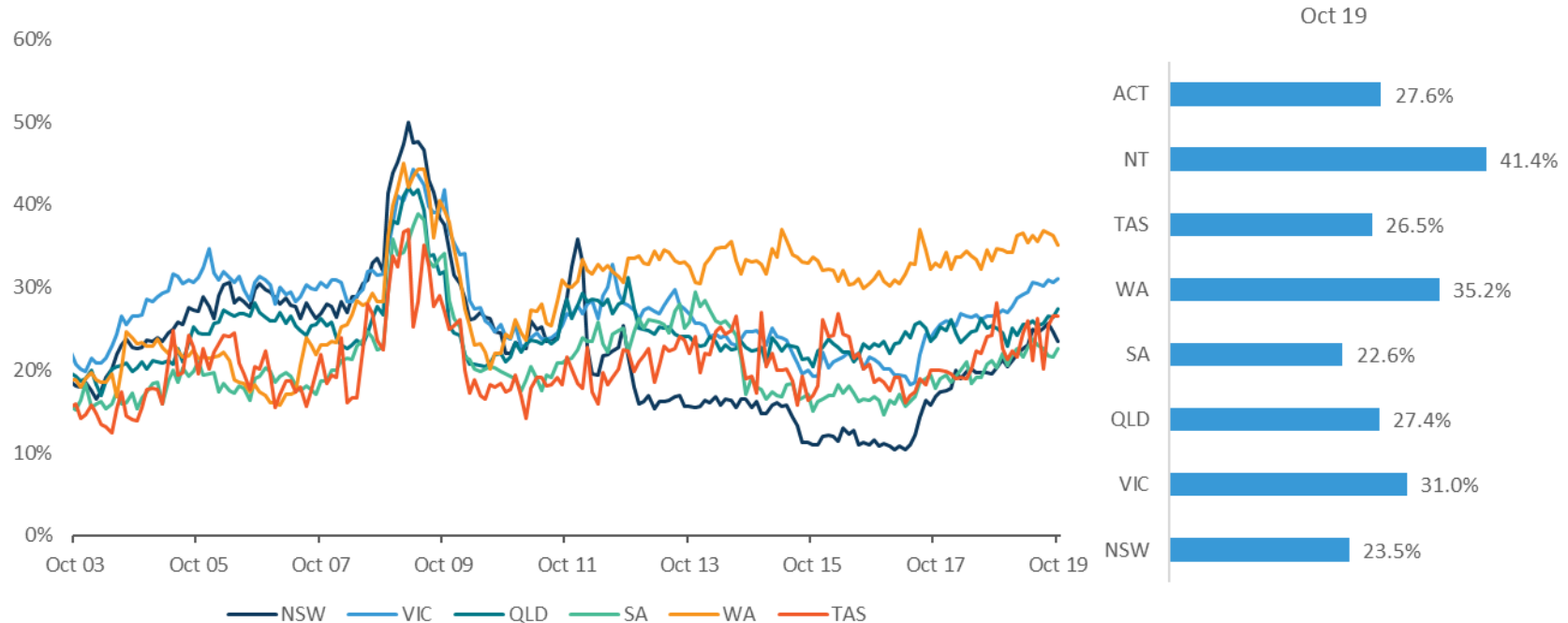


The value of lending to owner occupiers increased 2.2% in October 19, while investor loans were 1.4% higher over the month. Investors continue to comprise a lower than average share of mortgage demand.

First home buyer participation continues to trend upward as prices move through the bottom of the cycle

First home buyers as a portion of owner-occupier finance commitments (values)

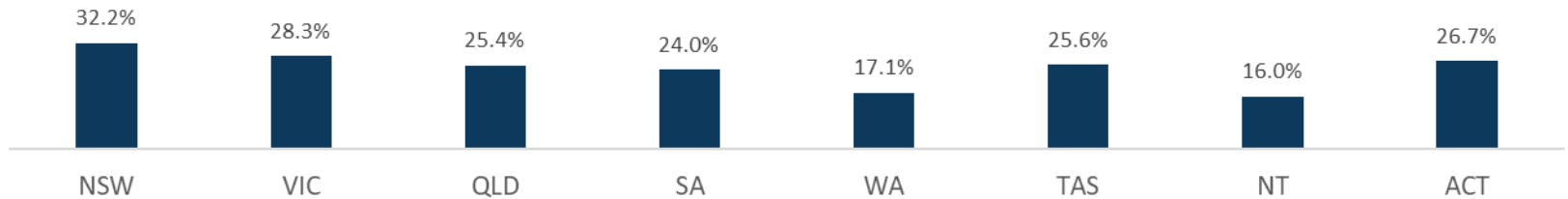
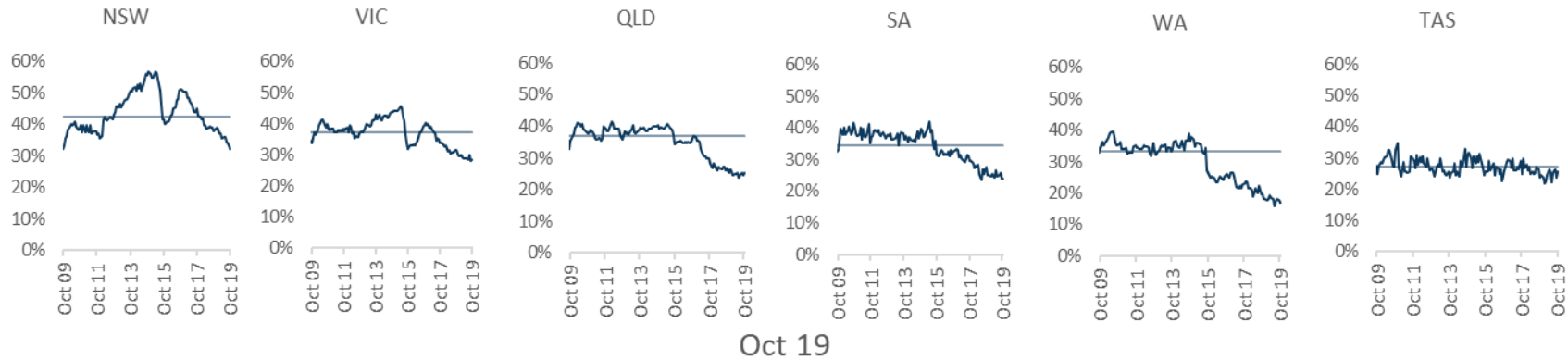
(data is seasonally adjusted and excludes refinancing)



The investor portion of total new mortgage lending is at a decade low in NSW, and near-decade low in VIC

Investors as a portion of total value of lending

(data is seasonally adjusted and excludes refinancing)

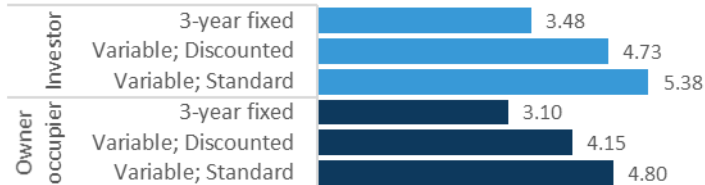


The average standard variable mortgage rate continued to track at 4.8% in December, the lowest rate since at least the 1950's

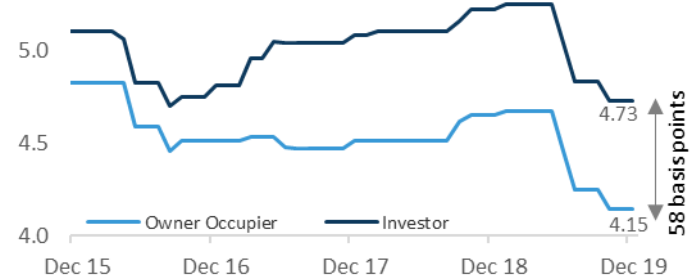
Standard variable mortgage rates over time



Avg mortgage rate by product type, December 2019 (%)



Investor mortgage rate premium





Disclaimer

In compiling this publication, RP Data Pty Ltd trading as CoreLogic has relied upon information supplied by a number of external sources. CoreLogic does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to CoreLogic for the supply of such information.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2020. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

South Australian Data

This information is based on data supplied by the South Australian Government and is published by permission. The South Australian Government does not accept any responsibility for the accuracy or completeness of the published information or suitability for any purpose of the published information or the underlying data.

New South Wales Data

Contains property sales information provided under licence from the Land and Property Information ("LPI"). CoreLogic is authorised as a Property Sales Information provider by the LPI.

Victorian Data

The State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Western Australian Data

Based on information provided by and with the permission of the Western Australian Land Information Authority (2020) trading as Landgate.

Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.



CoreLogic

Get in Touch

CALL US

Support, training, sales or account

1300 734 318

ValEx

1300 660 051

CUSTOMER SUPPORT OFFICE HOURS

Mon - Fri

7am - 7pm AEST

7am - 8:30pm AEDT

Sat

8:30am - 12:30pm AEST

Sun

Closed

