



Our Insights.
Your Story.

Property market chart pack
November 2018



Residential Real Estate Underpins Australia's Wealth

-  Residential Real Estate
\$7.6 Trillion
 -  Australian Superannuation
\$2.7 Trillion
 -  Australian Listed Stocks
\$1.5 Trillion
 -  Commercial Real Estate
\$1.0 Trillion
- As at the end of October 2018



10.1 million
Number of dwellings



\$1.78 trillion
Outstanding mortgage debt



54.7%
Household wealth held in housing



447,007
Total sales p.a.

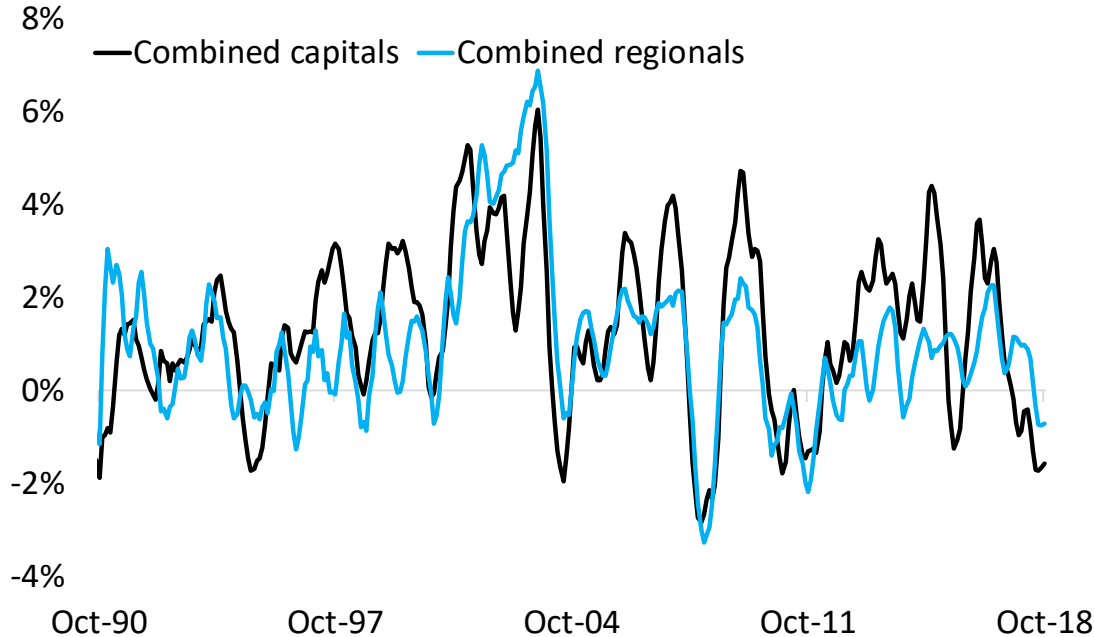


\$289.7 billion
Gross value of sales p.a.

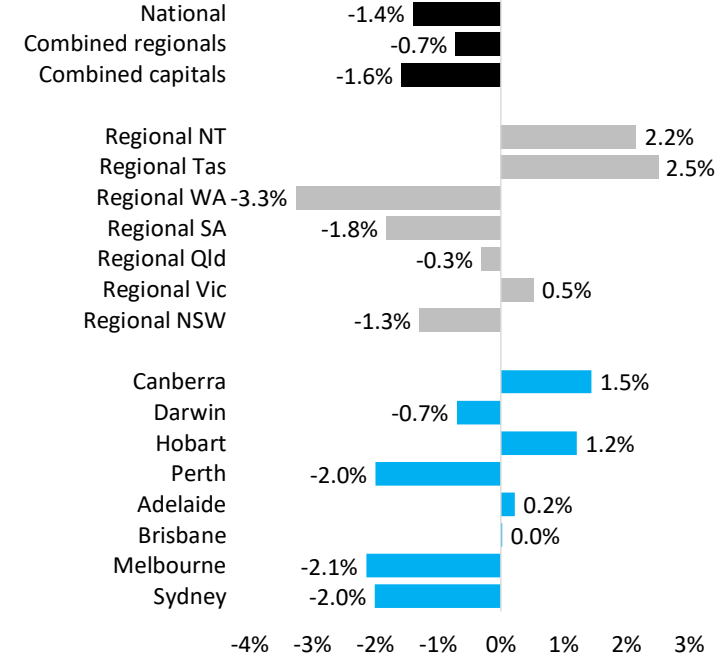
Source: CoreLogic, APRA, RBA, ASX

Combined capital city dwelling values have recorded a larger quarterly fall than regional market values

Quarterly change in dwelling values



Quarterly change in dwelling values to Oct-18

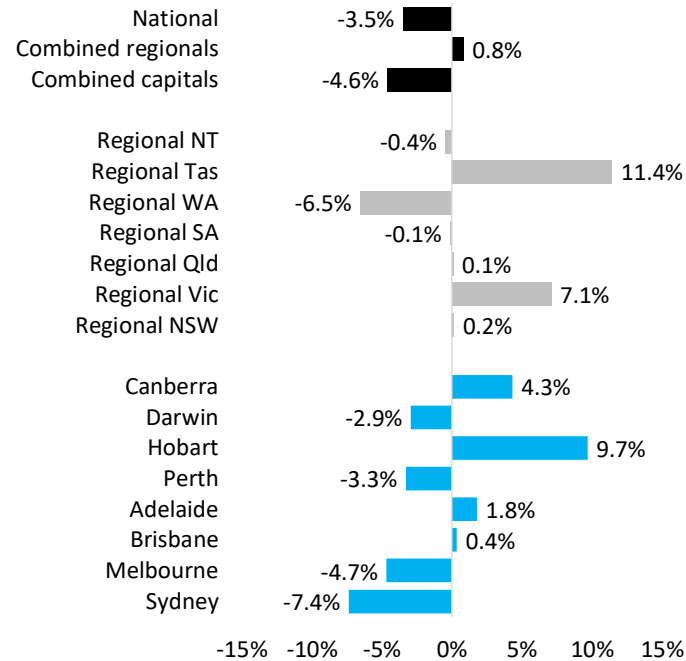
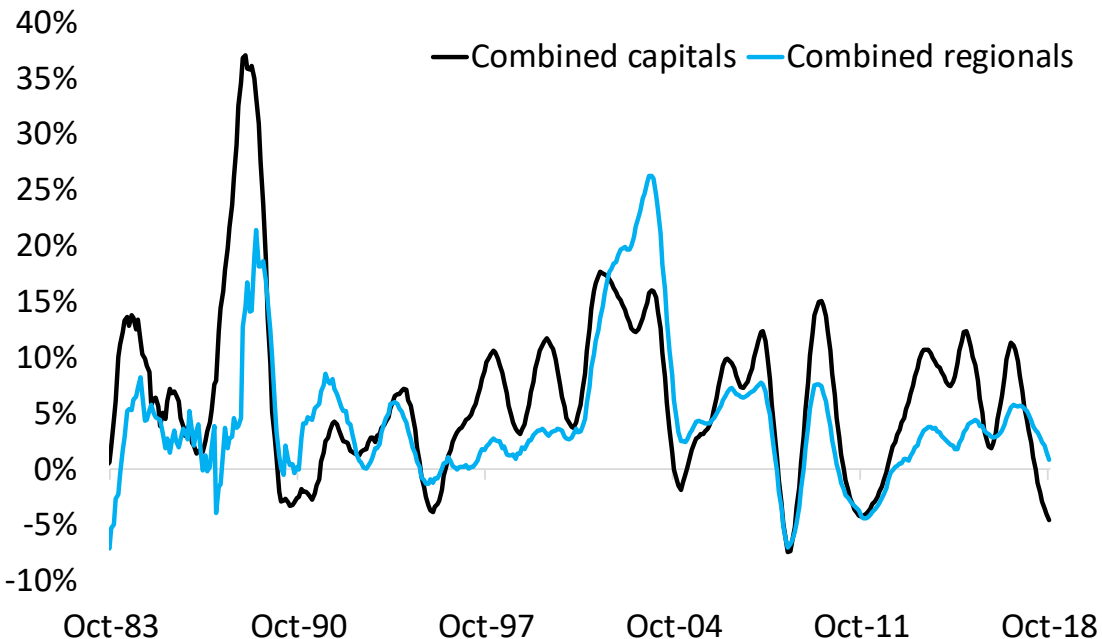


Source: CoreLogic

Value growth has slowed over the past year with a more rapid slowing occurring across the combined capital cities compared to the combined regional markets

Annual change in dwelling values

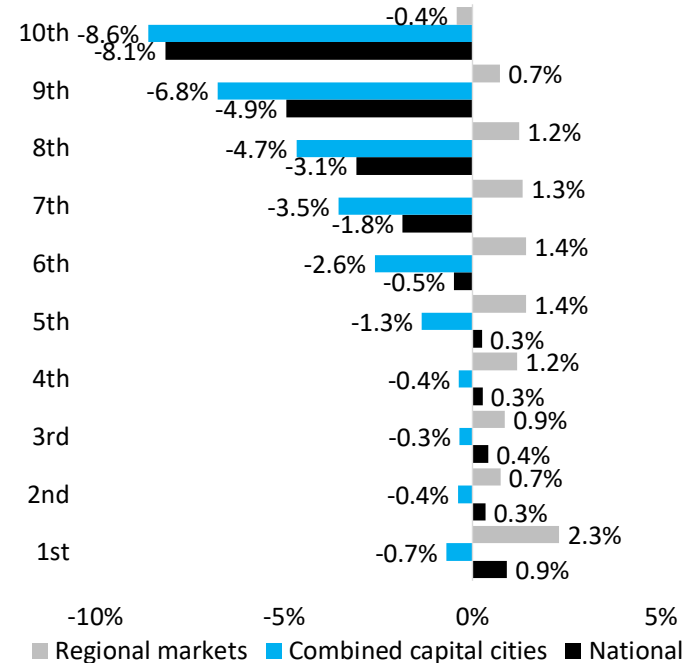
Annual change in dwelling values to Oct-18



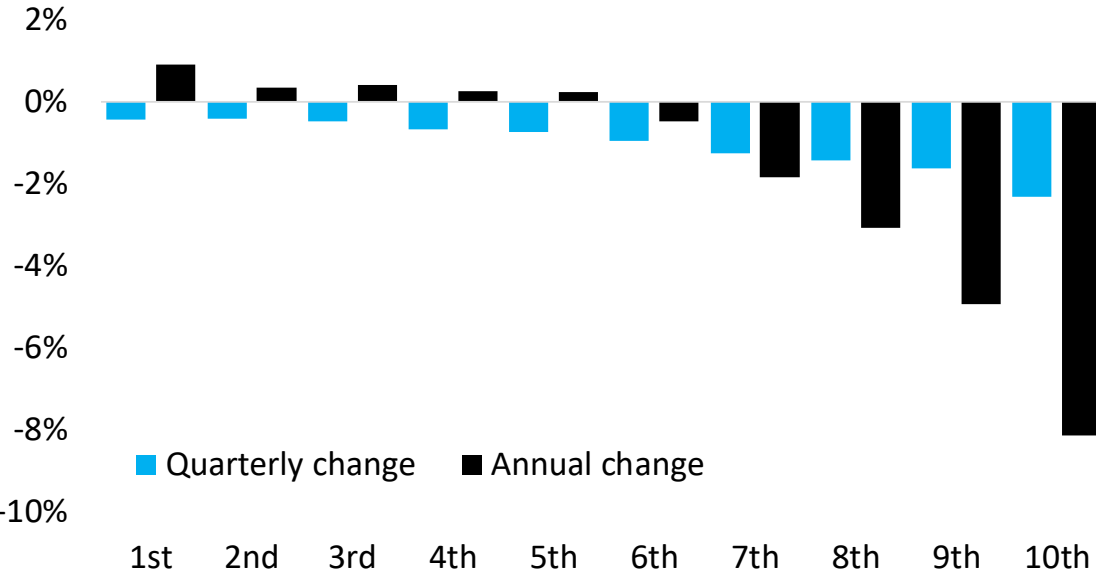
Source: CoreLogic

Premium dwelling values continue to record much larger value declines than those of more affordable housing

Annual change in dwelling values by decile, Oct-18

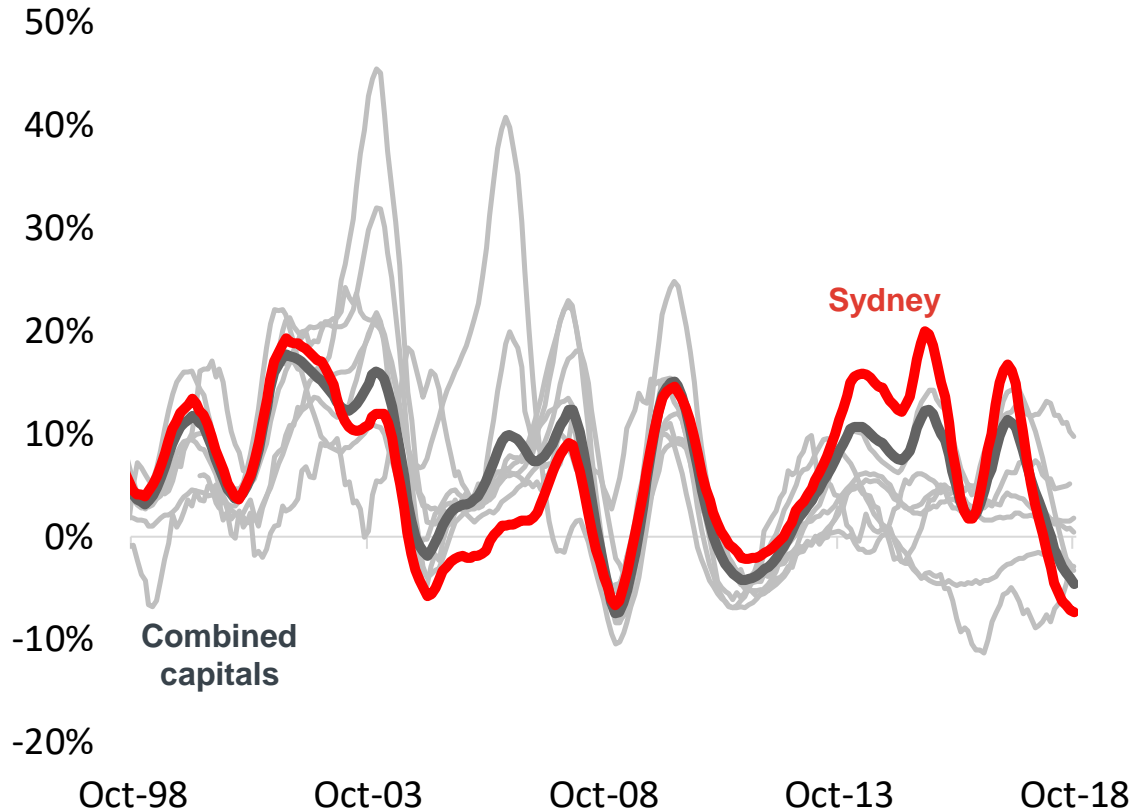


Quarterly and annual change in dwelling values by deciles, National as at October 2018



Source: CoreLogic

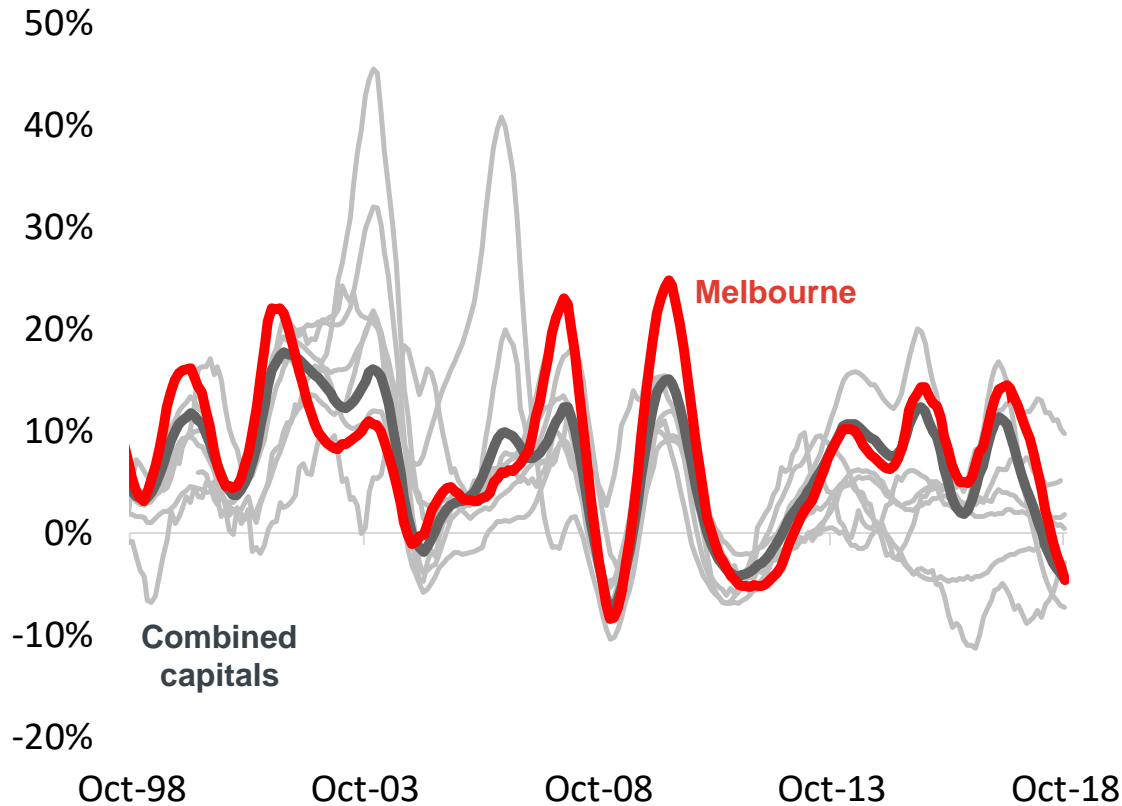
Annual change in dwelling values



Sydney dwelling values have fallen by **-2.0%** over the 3 months to October 2018 and they are **-7.4%** lower over the past year. Sydney dwelling values are now **-8.2%** lower than their July 2017 peak.

Source: CoreLogic

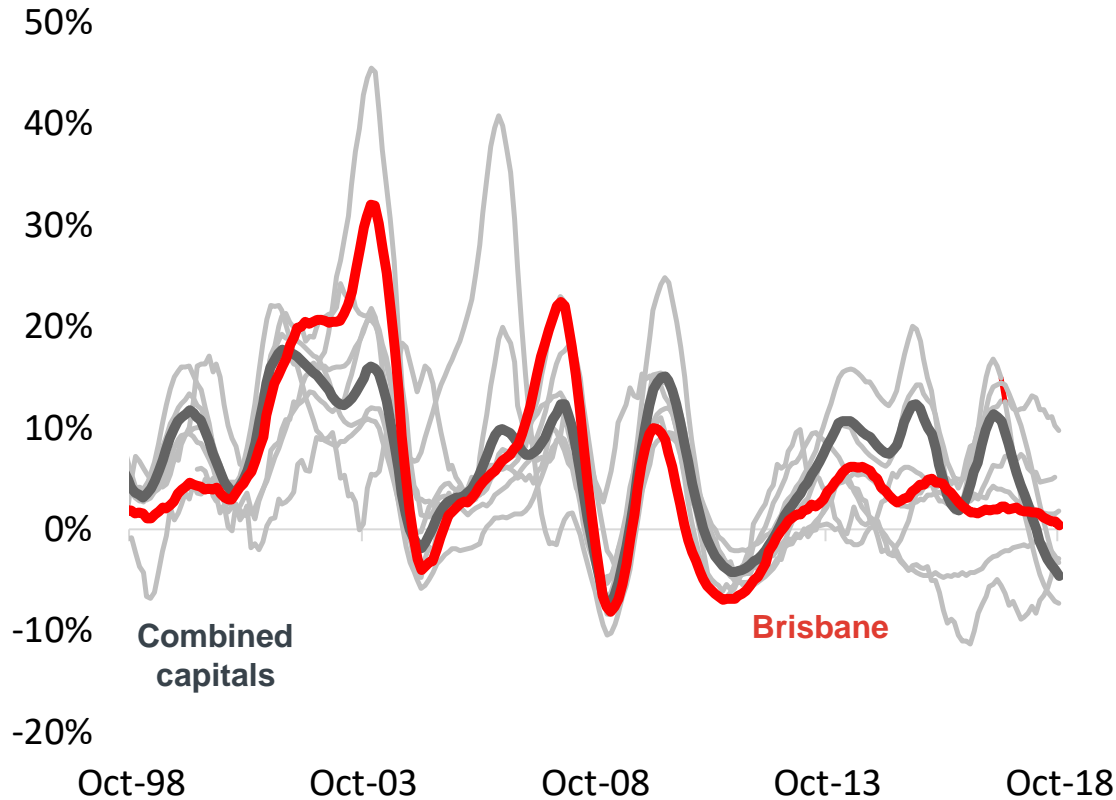
Annual change in dwelling values



Dwelling values have fallen by **-2.1%** over the three months to October 2018 in Melbourne. Over the past year, dwelling values are **-4.7%** lower and they are now **-4.9%** lower than they were at their peak in November 2017.

Source: CoreLogic

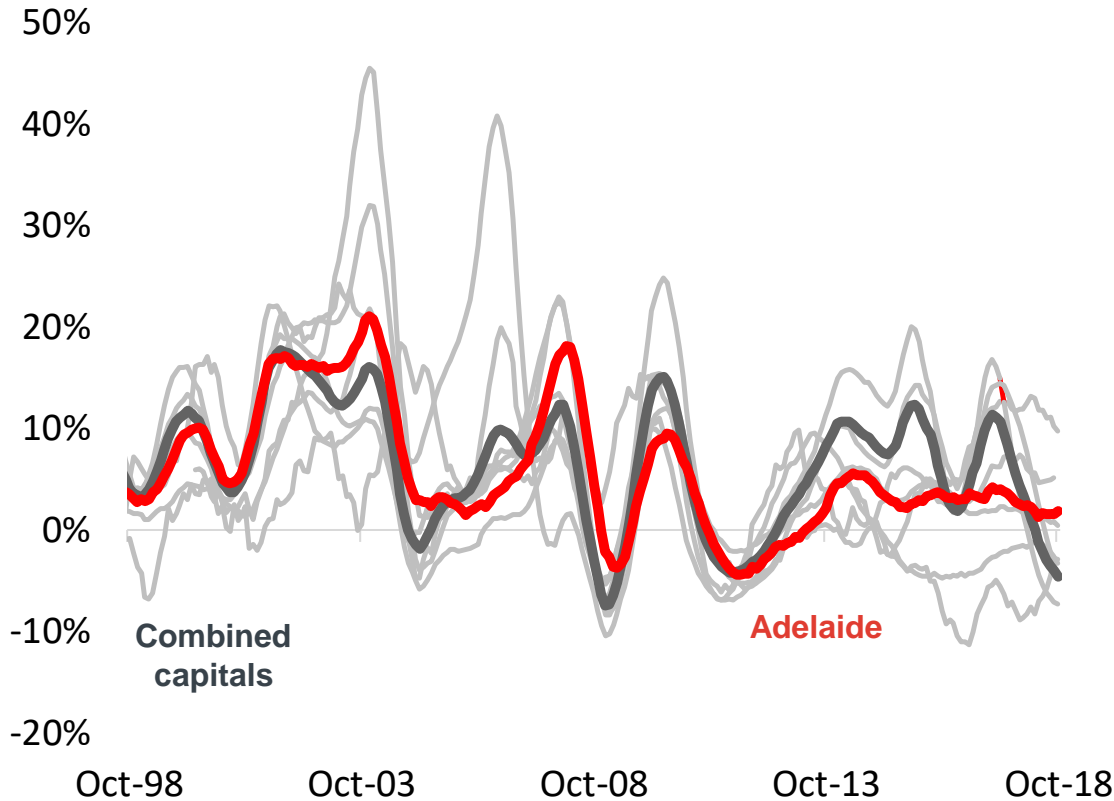
Annual change in dwelling values



Brisbane home values were unchanged over the three months to October 2018 and they were **0.4%** higher over the past year. Over the past year, house values have increased by **0.8%** while unit values have fallen by **-1.5%**.

Source: CoreLogic

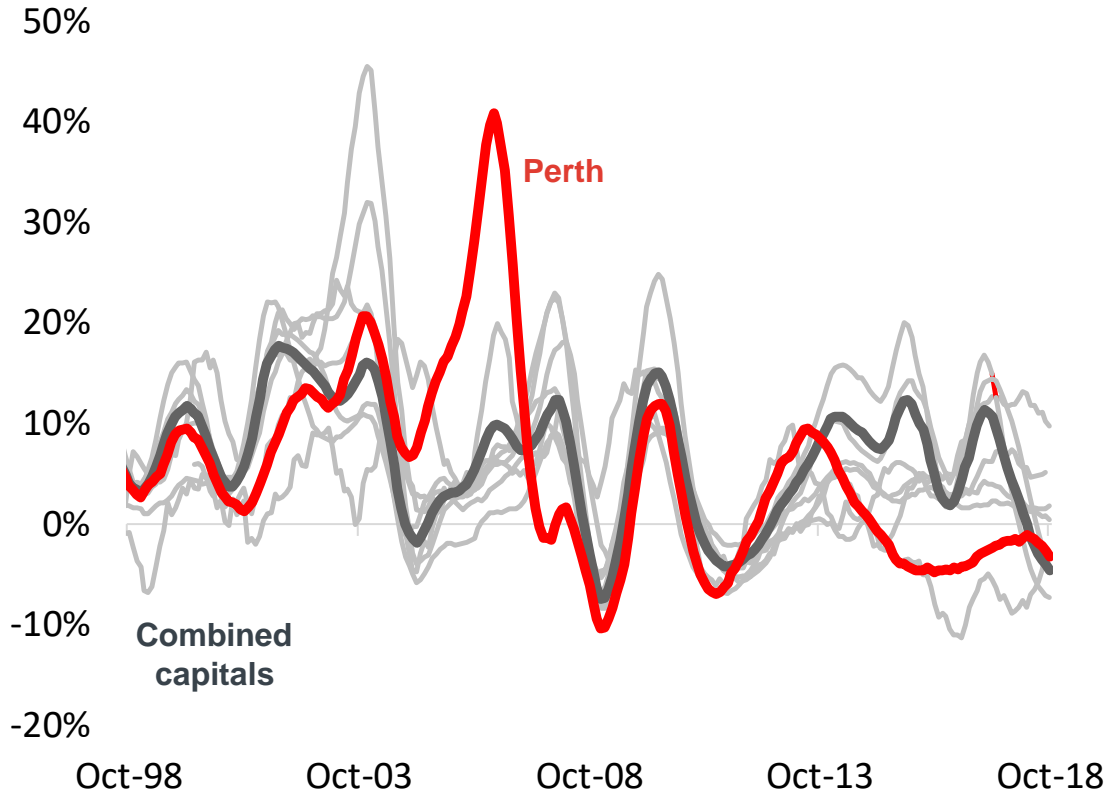
Annual change in dwelling values



Dwelling values in Adelaide increased by **0.2%** over the three months to September 2018 and they are **1.8%** higher over the past year. Adelaide house values were **1.8%** higher over the past year while unit values were **1.7%** higher.

Source: CoreLogic

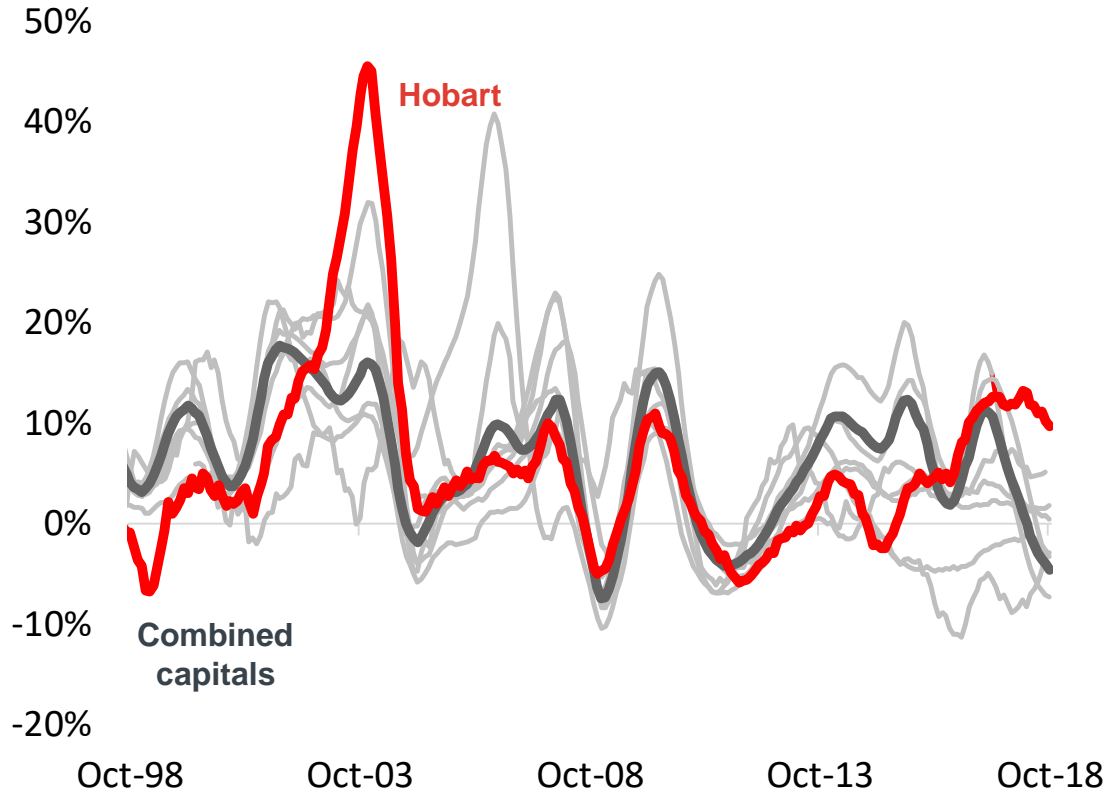
Annual change in dwelling values



Perth dwelling values fell by **-2.0%** over the three months to October 2018 and they are **-3.3%** lower over the past year. Dwelling values in Perth are now **-14.2%** lower than they were at their peak in June 2014.

Source: CoreLogic

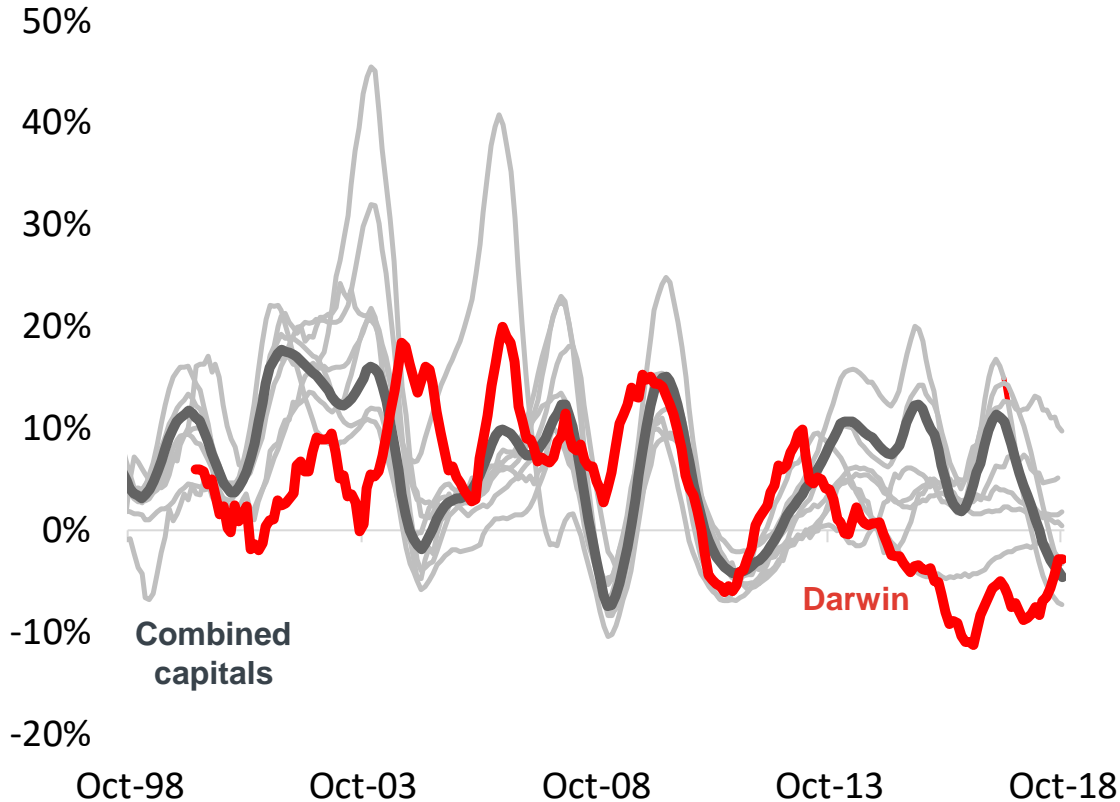
Annual change in dwelling values



Dwelling values in Hobart rose **1.2%** over the 3 months to October 2018 and are **9.7%** higher over the past year. Over the past 12 months, house values have increased **9.7%** and unit values are **9.8%** higher.

Source: CoreLogic

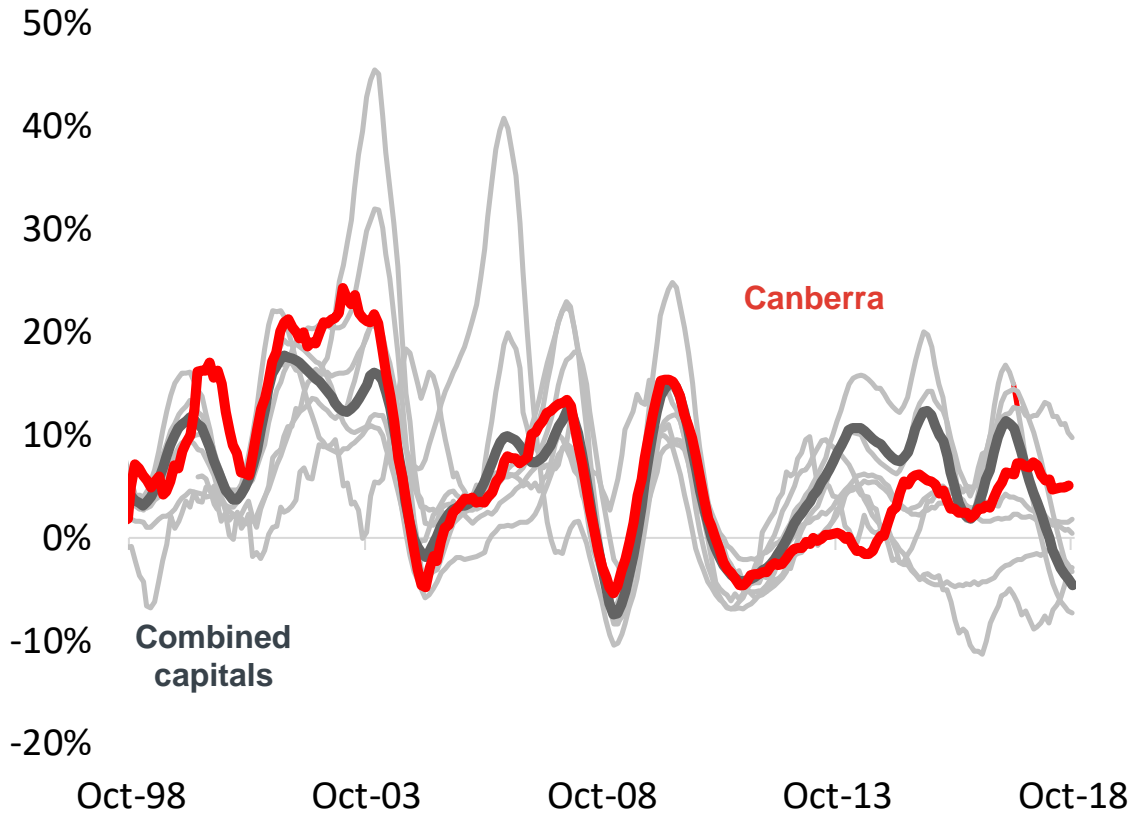
Annual change in dwelling values



Darwin dwelling values fell by **-0.7%** over the three months to October 2018 and they are **-2.8%** lower over the past year. Dwelling values in Darwin are currently **-23.6%** lower than their historic peak.

Source: CoreLogic

Annual change in dwelling values

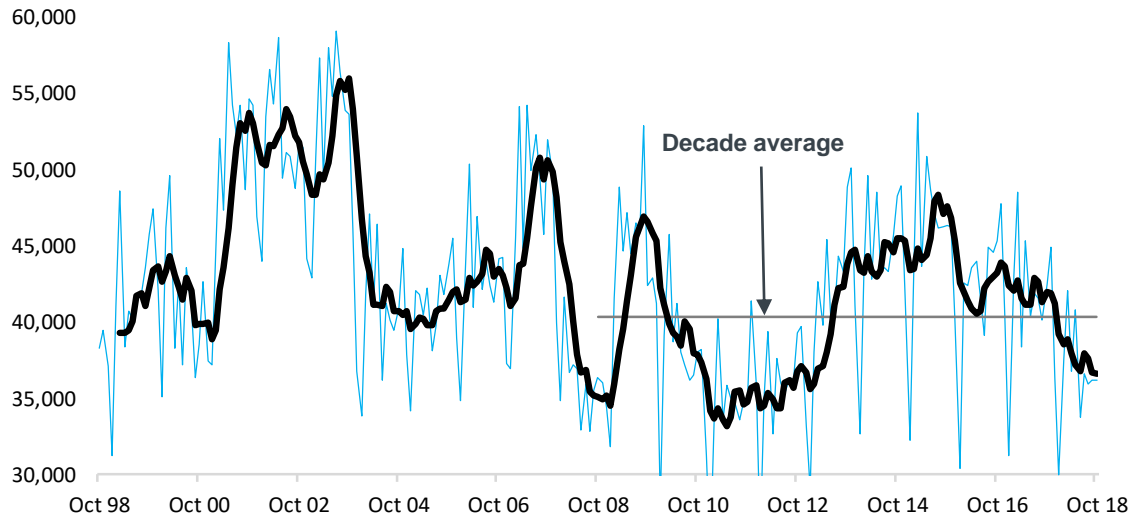


Dwelling values in Canberra increased by **1.5%** over the three months to October 2018 and they are **4.3%** higher over the past year. House values have increased by **5.1%** over the year while unit values rose **1.5%**.

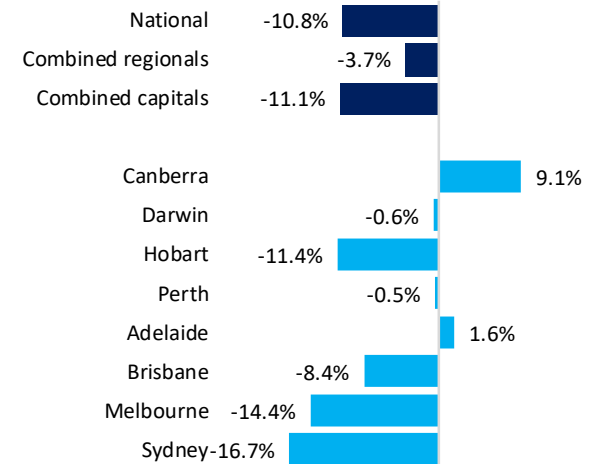
Source: CoreLogic

Transaction numbers remain lower than a year ago due to significant falls in settled transactions across the three largest cities in the country

Monthly sales with six month moving average, National



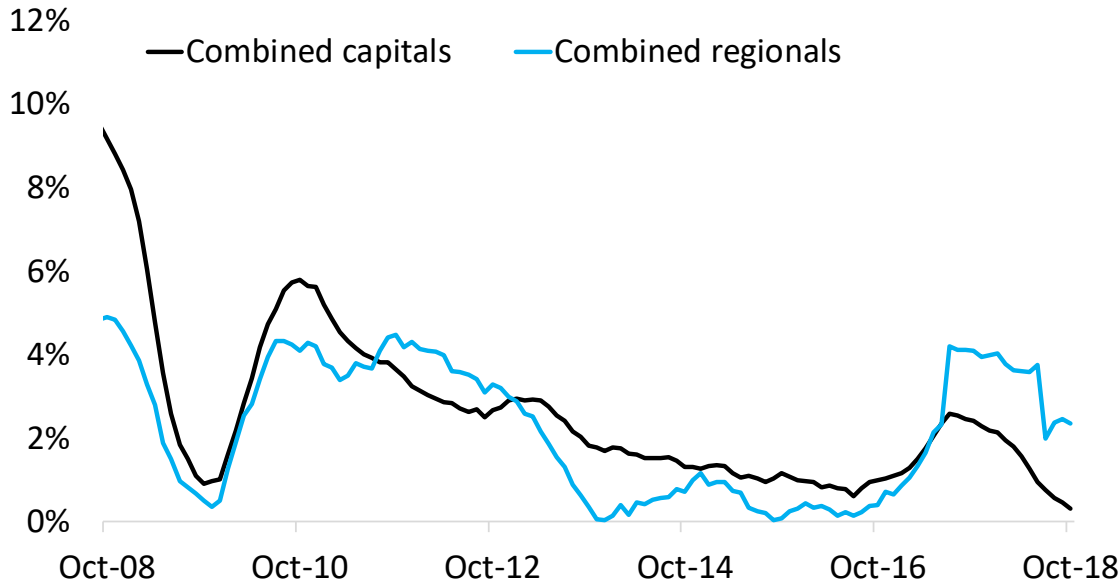
Year on year change in settled sales



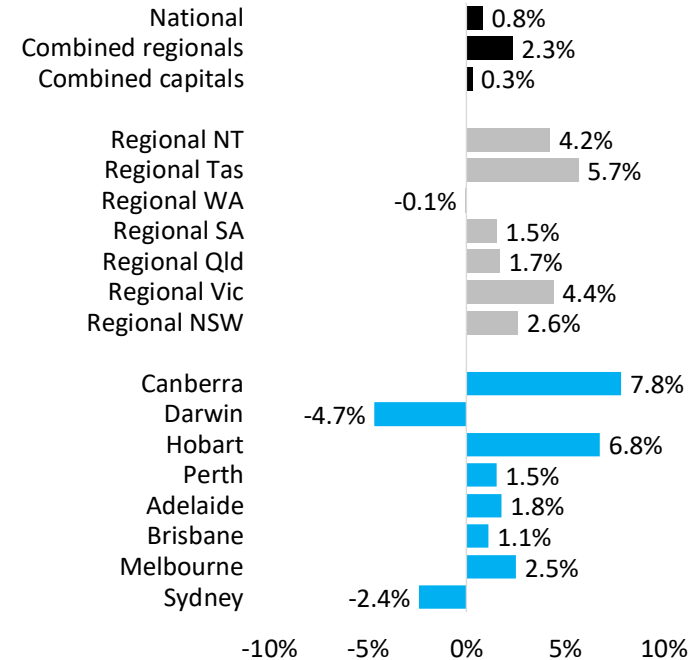
Note the sales volumes are modelled based on historic levels of revision however, they are still subject to revision. Furthermore, sales volumes do not account for off-the-plan purchases which upon completion are counted as sales at their contract date.
Source: CoreLogic

Rental growth in the combined capital cities is slowing rapidly largely due to falls in Sydney and Melbourne

Annual change in dwelling rents

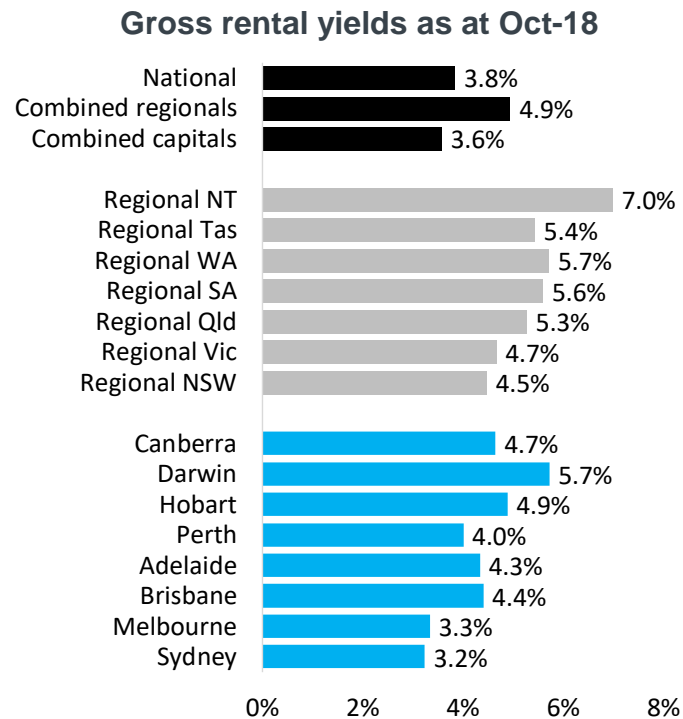
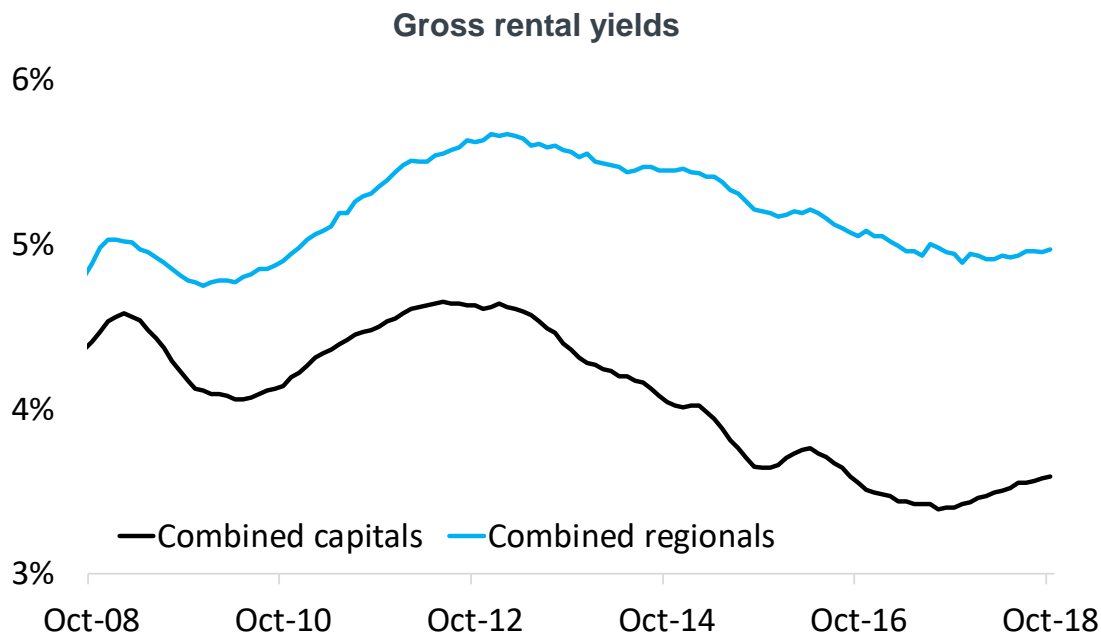


Annual change in dwelling rents to Oct-18



Source: CoreLogic

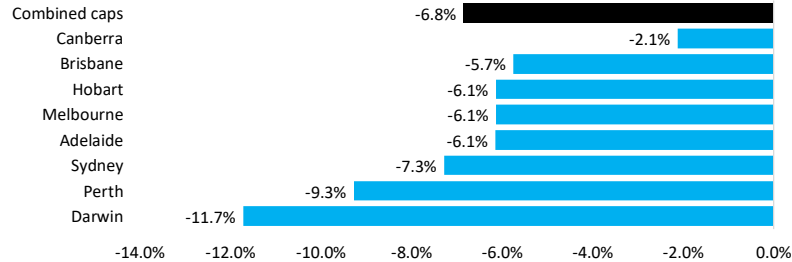
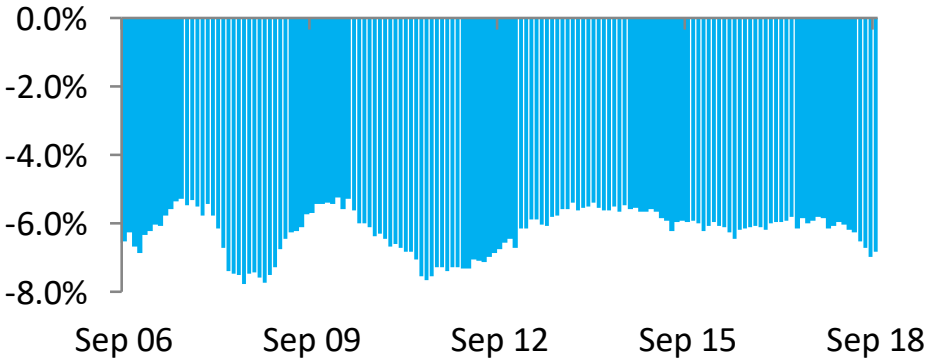
With capital city dwelling values falling as rents continue to rise, gross rental yields have started to increase from historic low levels



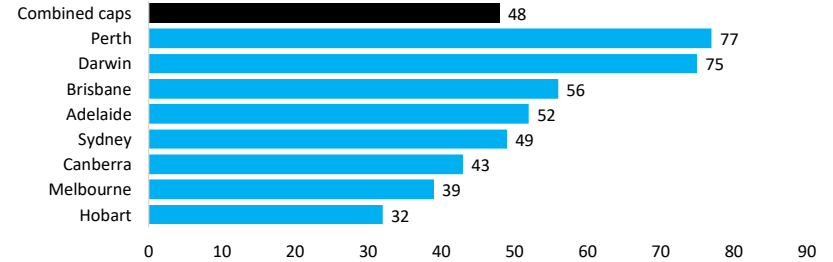
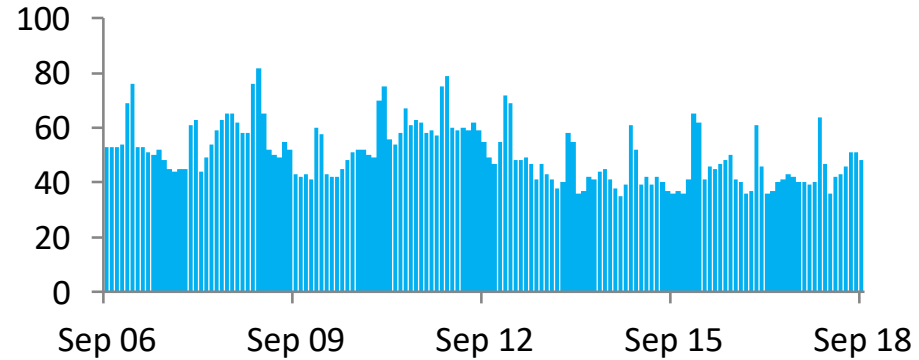
Source: CoreLogic

Homes are typically taking longer to sell with larger discounts compared to a year ago

Average rate of vendor discounting, Combined capitals



Average days on market, Combined capitals



Source: CoreLogic

While fewer newly listed properties are coming up for sale currently, total listings are much higher than they were a year ago, particularly in Sydney and Melbourne

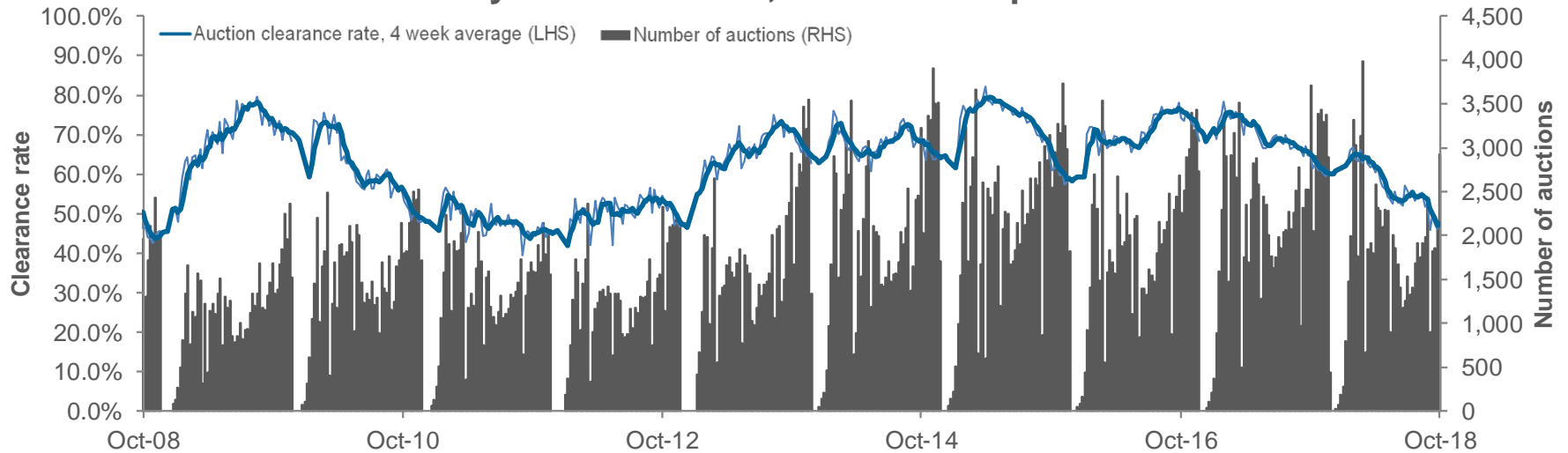
Number of new and total properties advertised for sale, 28 days to 28 October 2018

Capital city	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)	State	No of new listings	12 mth change (%)	No of total listings	12 mth change (%)
Sydney	7,557	-12.3%	30,397	18.6%	NSW	12,802	-6.6%	54,929	12.1%
Melbourne	9,887	2.7%	36,526	19.5%	Vic	13,625	3.1%	53,612	5.6%
Brisbane	4,593	1.4%	21,371	3.7%	Qld	10,285	3.4%	64,585	0.9%
Adelaide	2,334	-3.8%	8,433	-4.1%	SA	3,200	-2.1%	17,409	-4.6%
Perth	4,225	0.0%	20,879	2.8%	WA	5,665	-1.2%	33,861	0.5%
Hobart	424	-0.2%	1,107	-4.3%	Tas	1,092	-1.0%	4,685	-18.5%
Darwin	173	18.5%	1,434	-9.3%	NT	222	8.3%	2,044	-6.2%
Canberra	934	-7.1%	2,407	6.4%	ACT	967	-5.9%	2,524	8.0%
Combined capitals	30,127	-2.8%	122,555	10.5%	National	47,858	-0.7%	233,649	3.4%

Source: CoreLogic

Auction clearance rates are continuing to trend lower throughout Spring

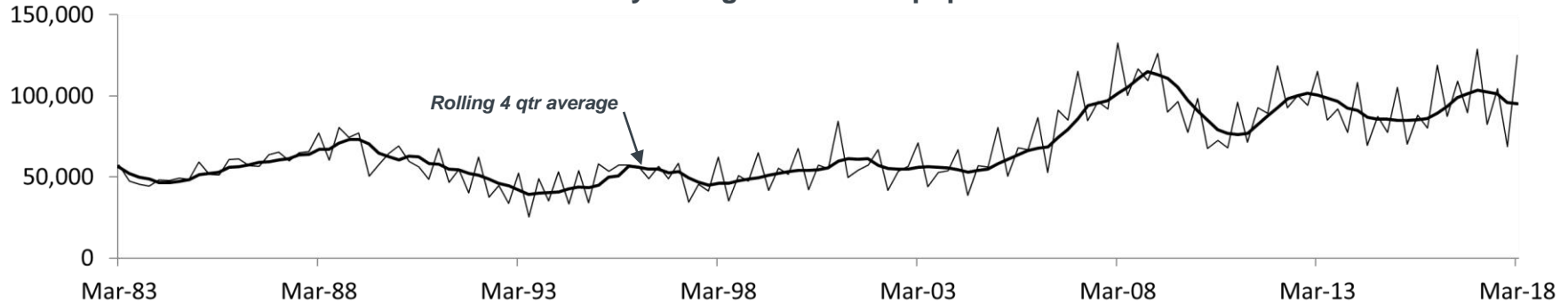
Weekly clearance rate, combined capital cities



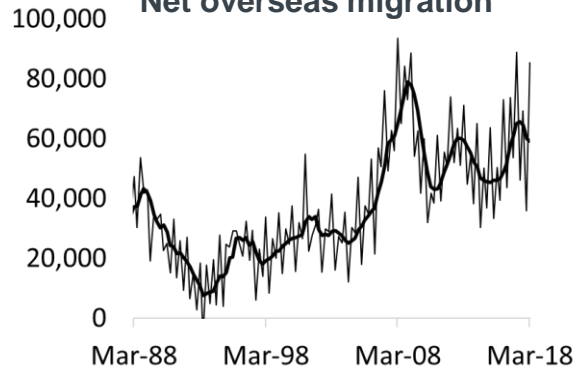
Source: CoreLogic

Housing demand: migration to Australia remains high, however the trend in population growth is slowing

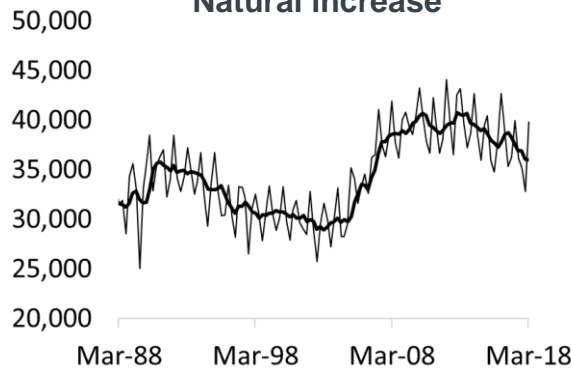
Quarterly change in national population



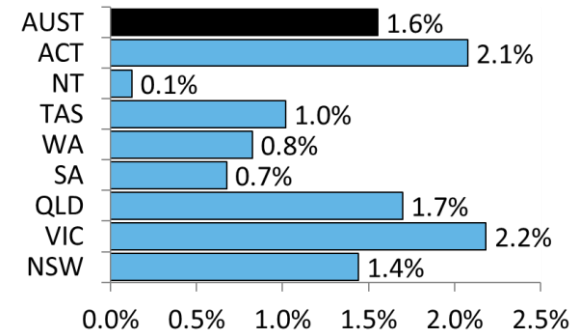
Net overseas migration



Natural increase



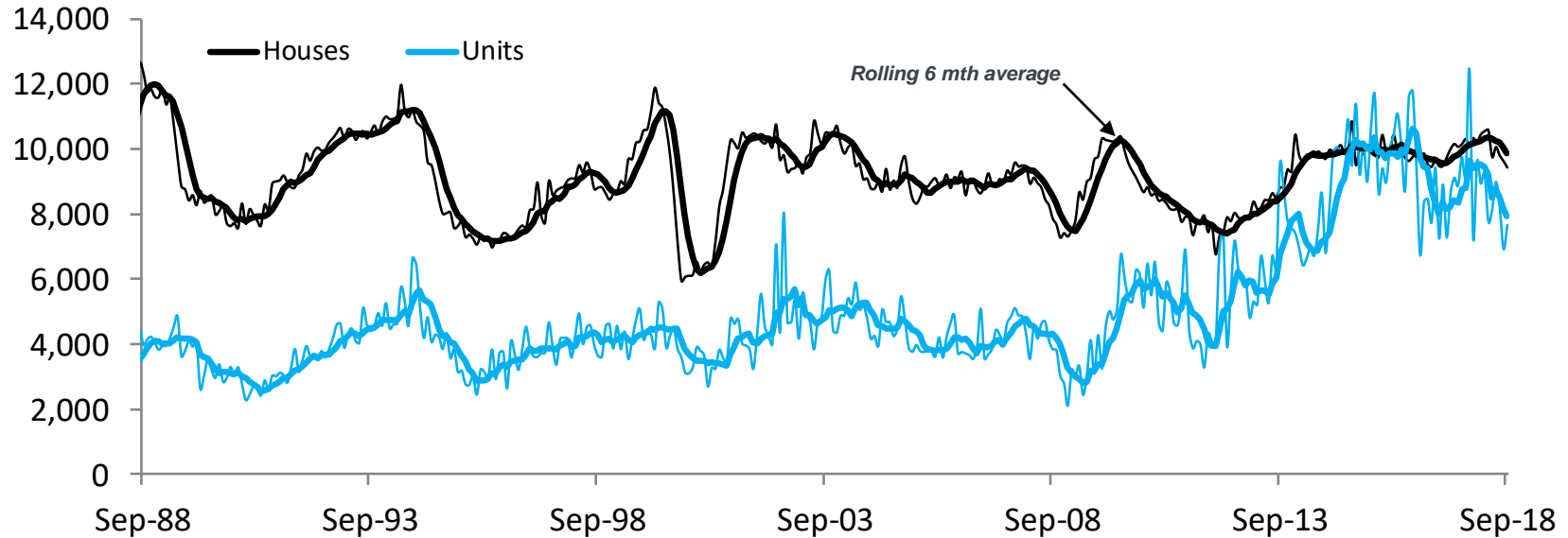
Annual change in population



Source: CoreLogic, ABS

Although they remain at elevated levels, both house and unit approvals are trending lower

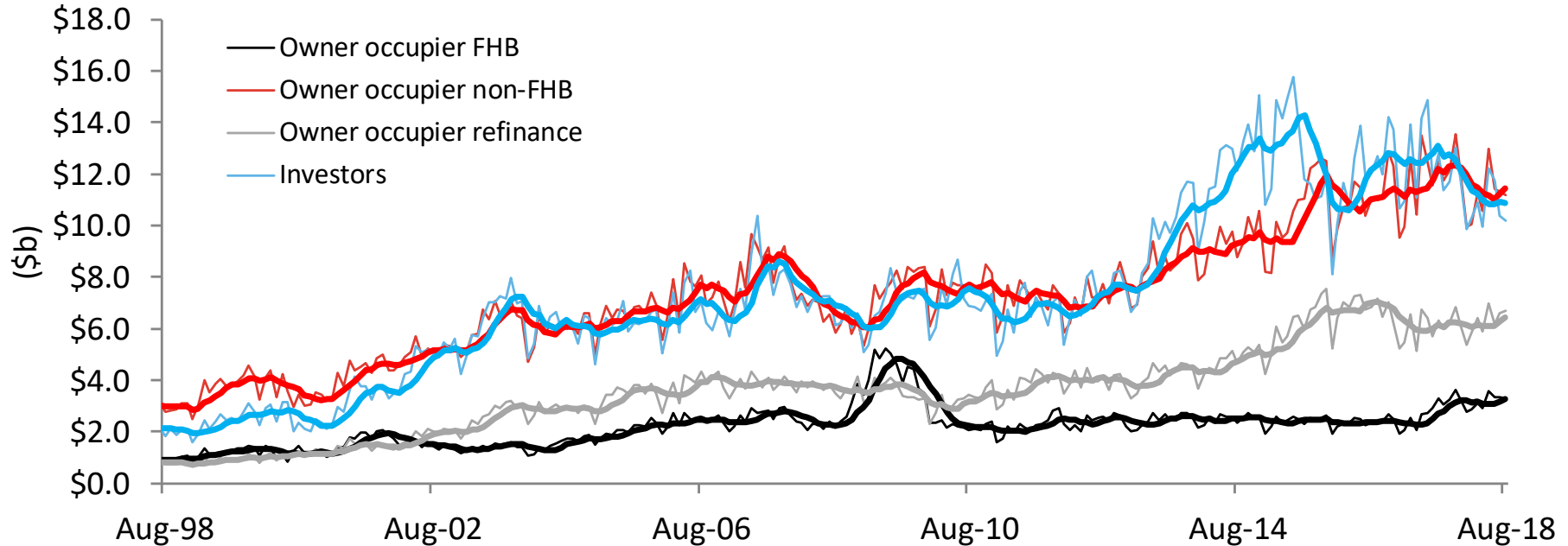
Number of dwellings approved for construction, National



Source: CoreLogic, ABS

Mortgage demand is trending lower due primarily to a substantial reduction in investment lending

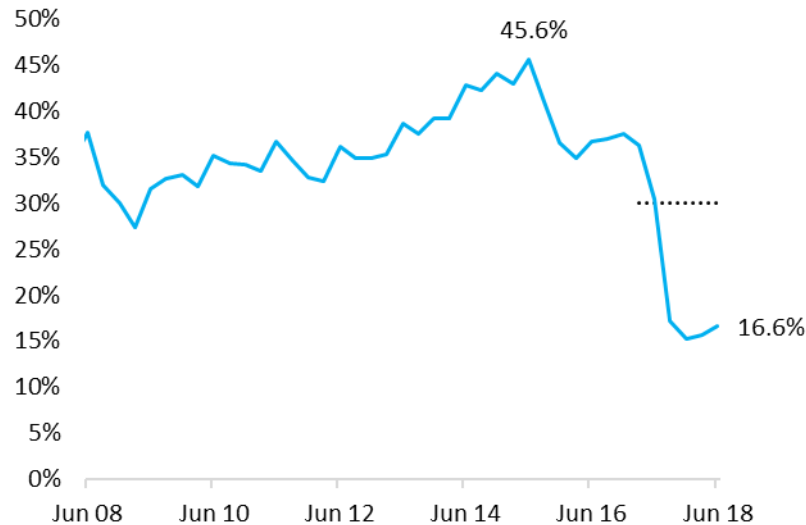
Value of housing finance commitments by borrower type



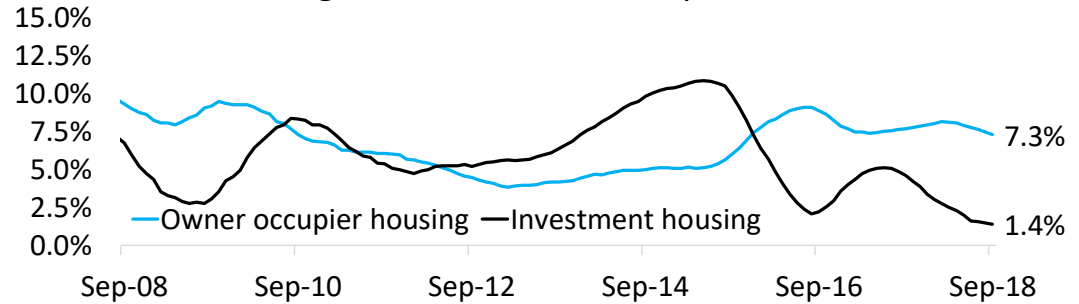
Source: CoreLogic, ABS

While previous housing cycles have generally been dictated by changes in interest rates, the current slowdown has been heavily influenced by changes in credit availability

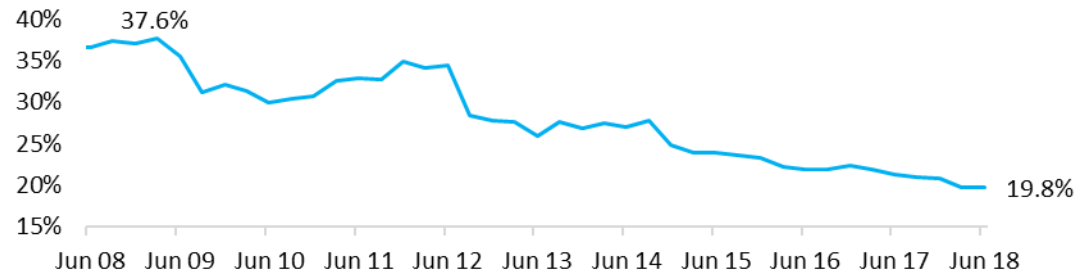
% of mortgages originated on interest only terms



Annual change in credit, owner occupier v investor loans



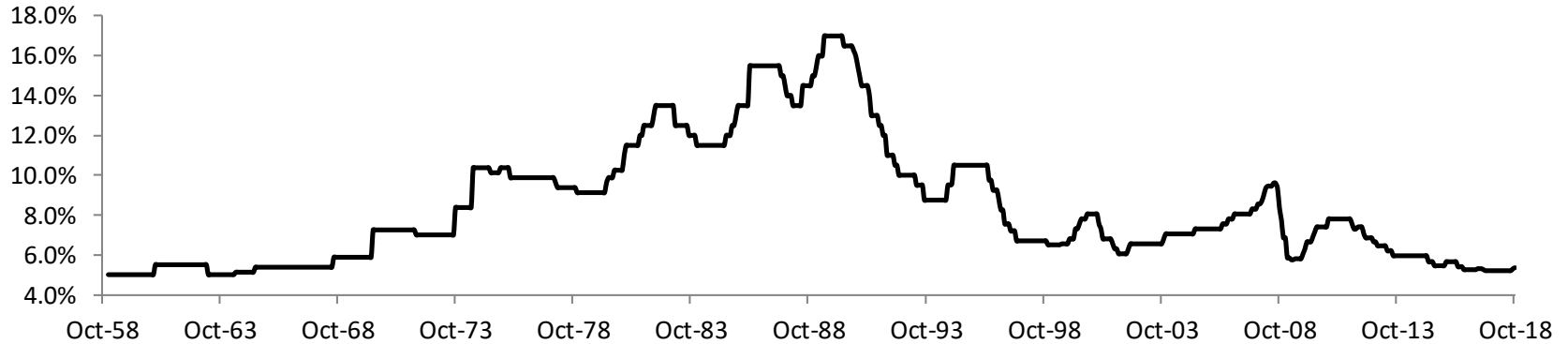
New mortgage originations with an LVR of 80%+



Source: CoreLogic, APRA, RBA

Although the cash rate remains on hold, owner occupier variable mortgage rates have increased each of the past two months

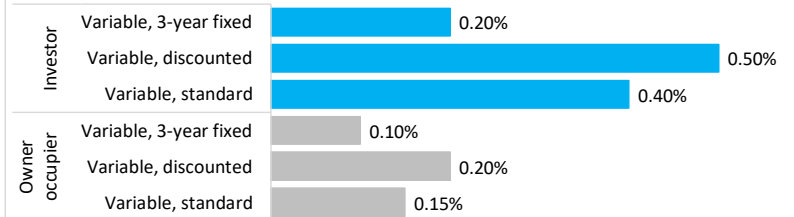
Standard variable mortgage rates over time



Avg mortgage rate by product type, Oct 2018



Change in avg mortgage rate since low point, Oct 2018



Source: CoreLogic, RBA

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) 2018. 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 (2018) 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.

Base data from the LIST © State of Tasmania <http://www.thelist.tas.gov.au>

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