



# Mapping the market

October 2016

All data to September 2016

# Overview

Statistics at a national or broad regional area only tell you part of the story. While these statistics may show values or rents rising or falling, the market performance can be dramatically different across individual regions and suburbs across a capital city. The Mapping the Market Report is published quarterly and is a series of thematic maps highlighting the following statistics for houses and units:

- Median values
- 12 month change in median values
- Median rental rates
- 12 month change in median rental rates

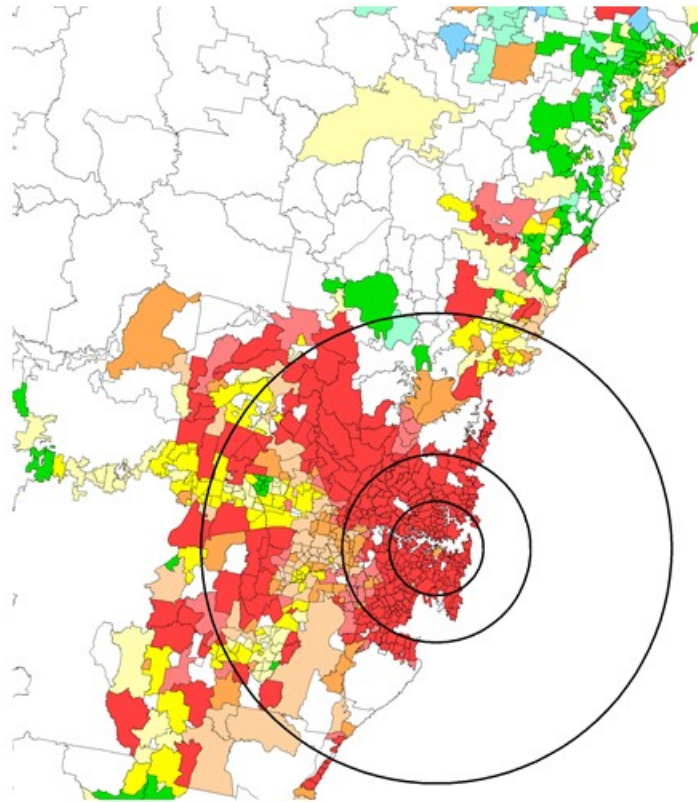
Across the combined capital cities, dwelling values have increased by 7.1% over the 12 months to September 2016 which is much lower than the 11.0% increase in values over the previous 12 months. Rental rates on the other hand, are falling and showing their largest declines in more than 20 years.

The common theme across the individual capital cities is that home values and rental rates are in most instances more expensive closer to the city and more affordable as you move further away from the city centre. The charts also highlight that Sydney in particular is a much more expensive housing market relative to the other capital cities.

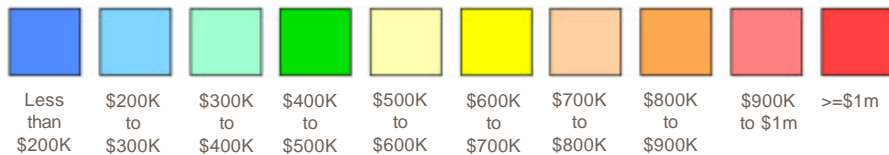
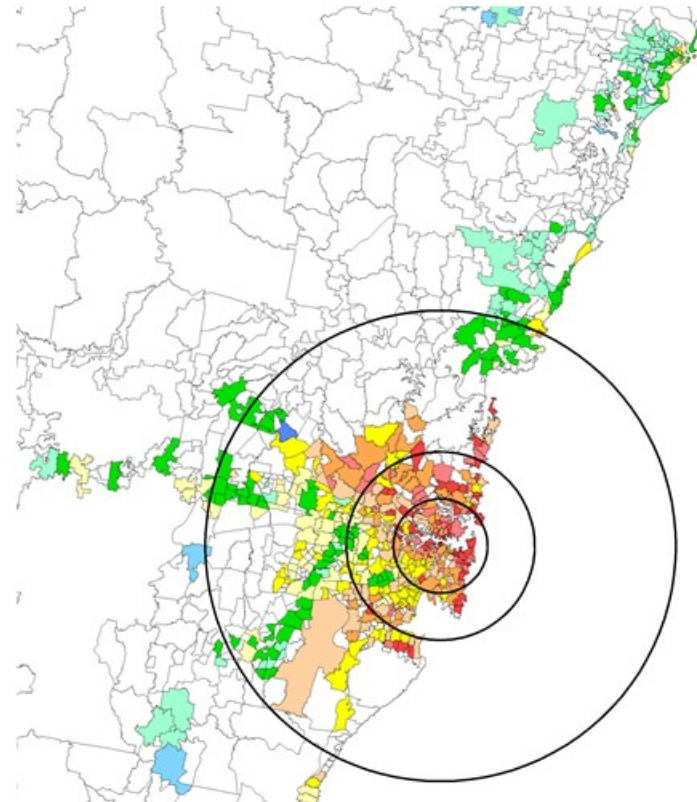
All data included in the following pages is displayed at a suburb level and where there is no colouring on the maps it indicates there were not enough sale or rental observations to calculate statistically reliable figures. Also note that all of the underlying data is available for purchase.

# Sydney housing values by suburb

## HOUSES



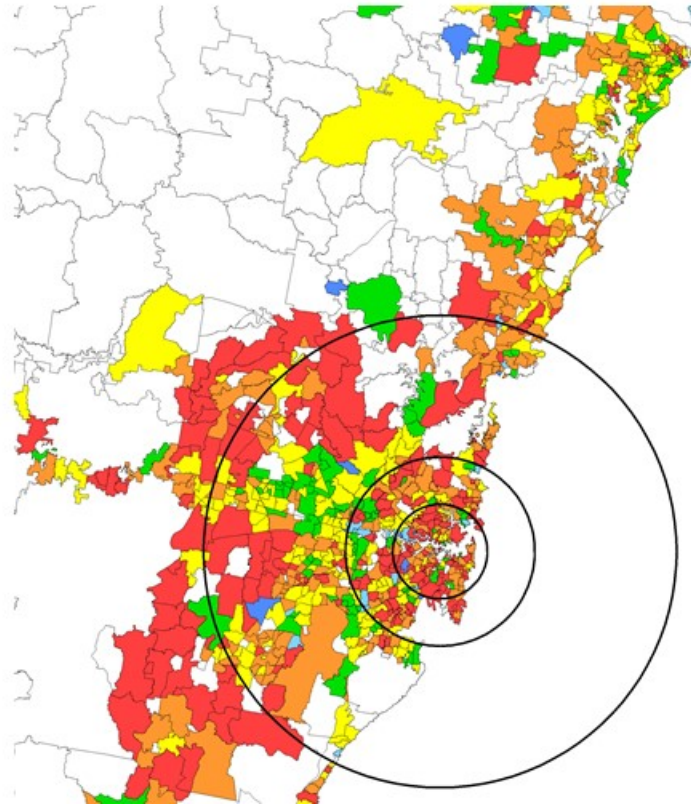
## UNITS



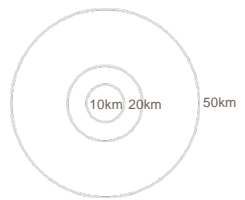
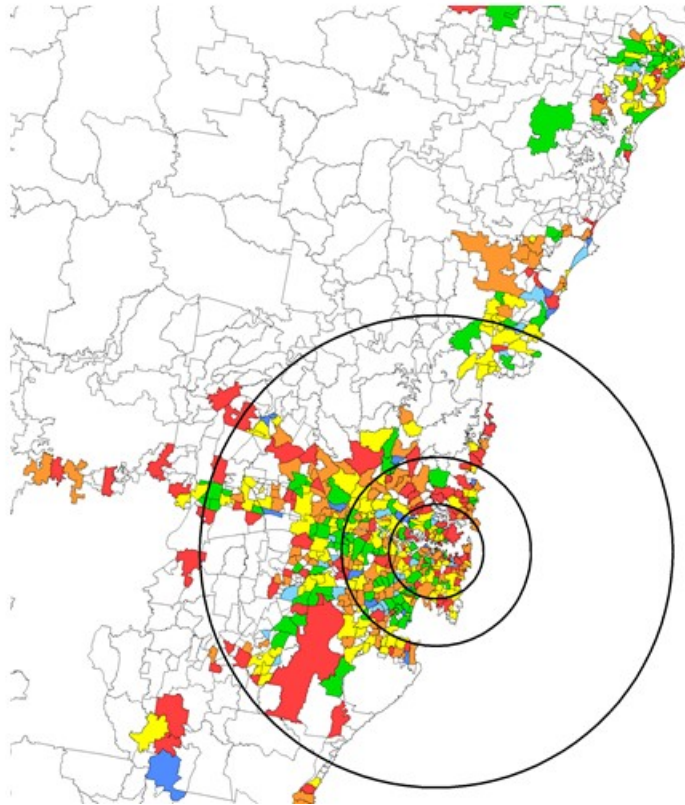
Data is sourced from CoreLogic Market Trends, plotting the median value of CoreLogic Automated valuations at the suburb level. Market trends is available for subscription from CoreLogic, updated monthly with a back series extending to 1990 for most fields.

# 12 mth change in Sydney values by suburb

## HOUSES



## UNITS



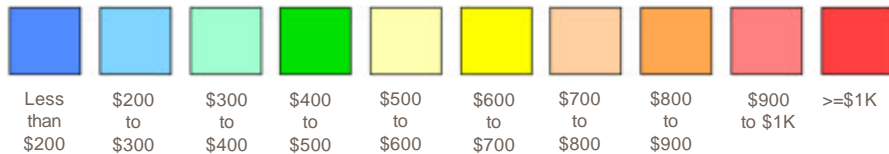
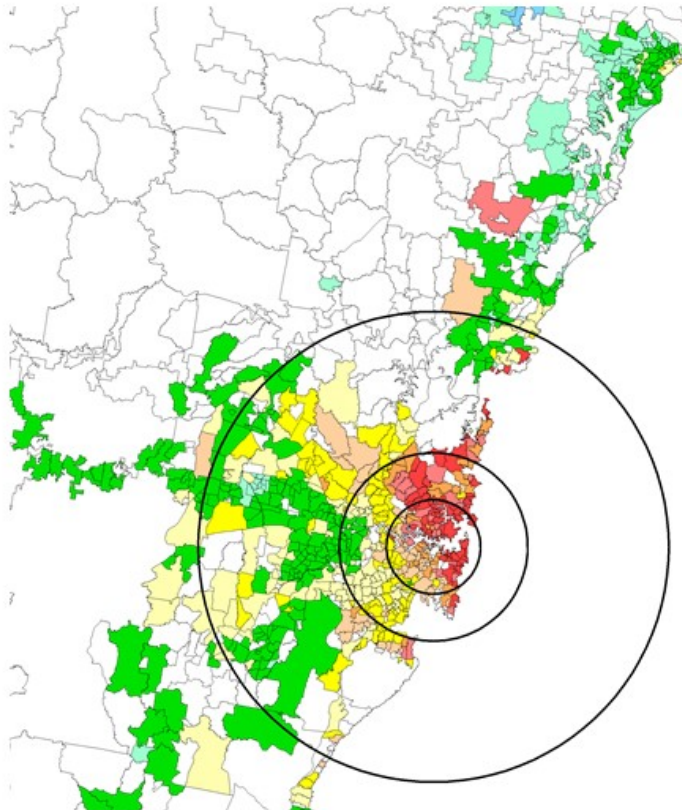
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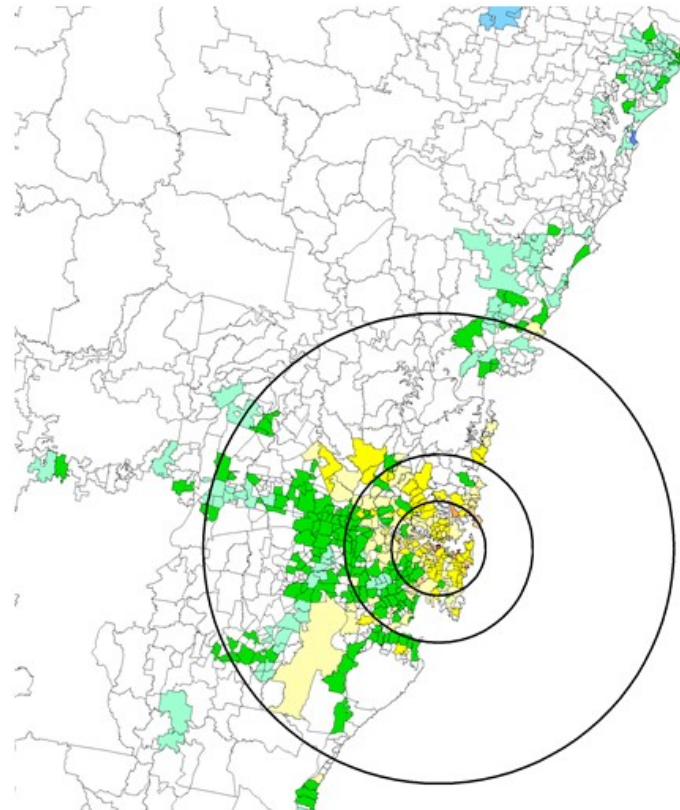


# Sydney rental rates by suburb

## HOUSES



## UNITS

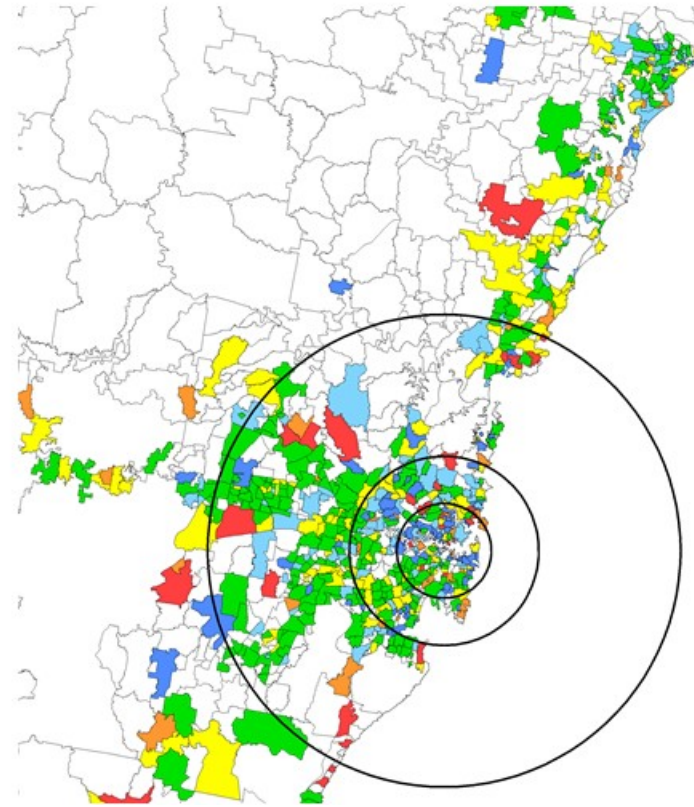


Data showed on maps are the median advertised rental rates of homes over the 12 months to September 2016. This data is collected from listing advertisements

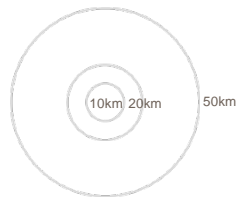
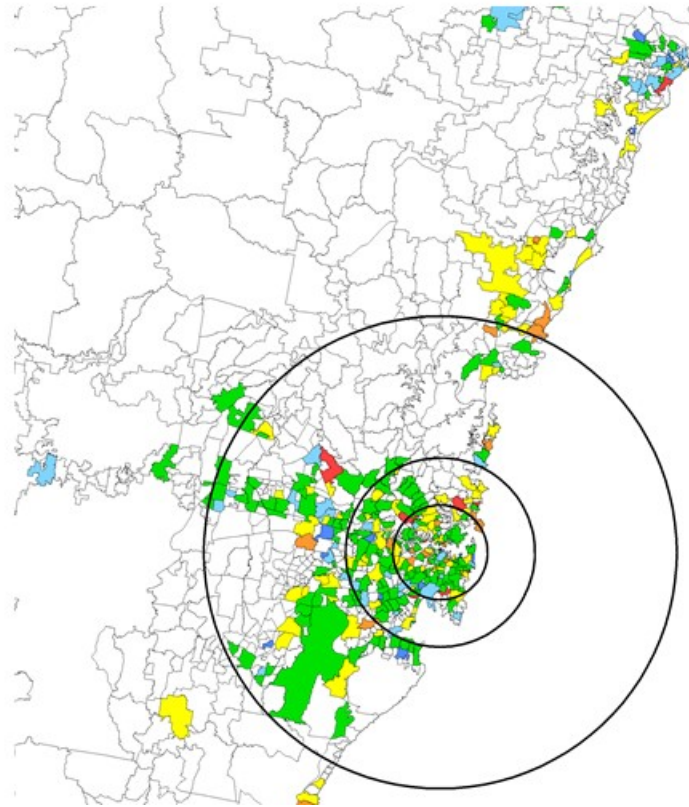
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# 12 mth change in Sydney rents by suburb

## HOUSES



## UNITS



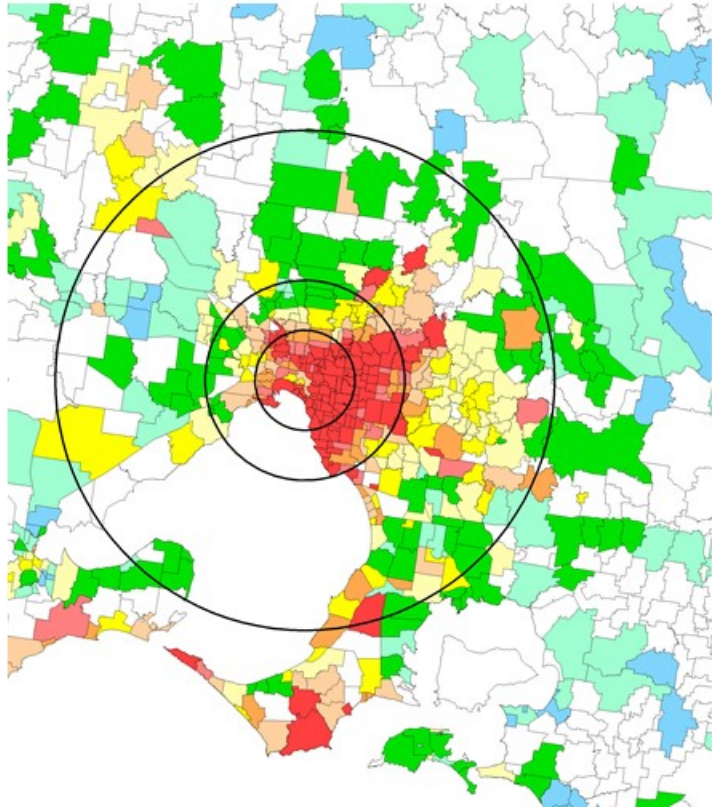
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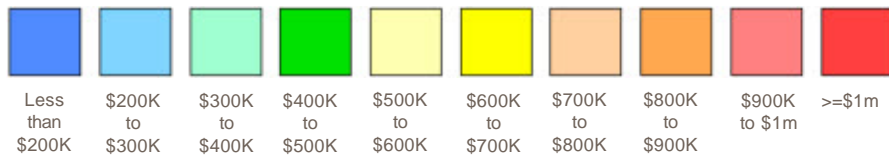
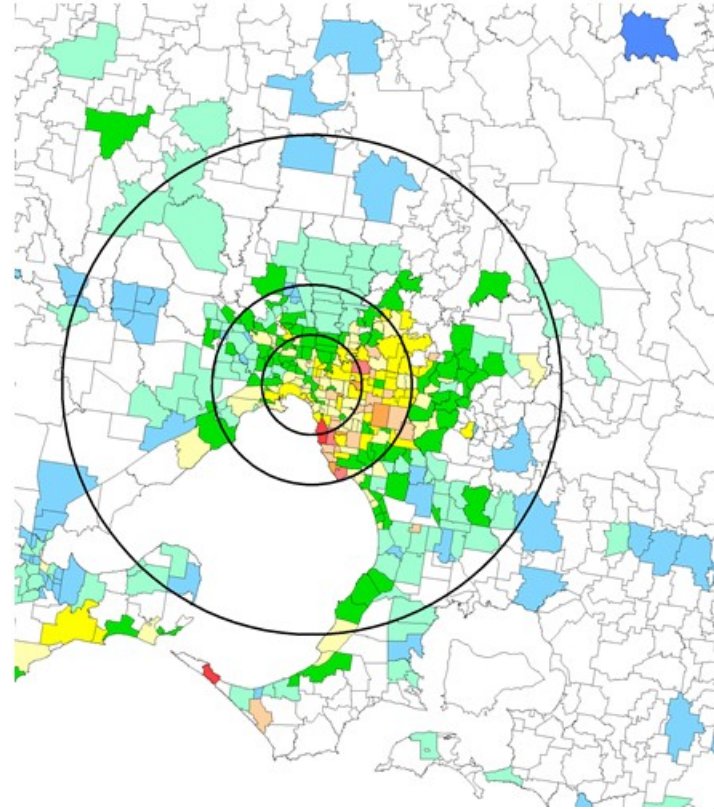


# Melbourne housing values by suburb

## HOUSES



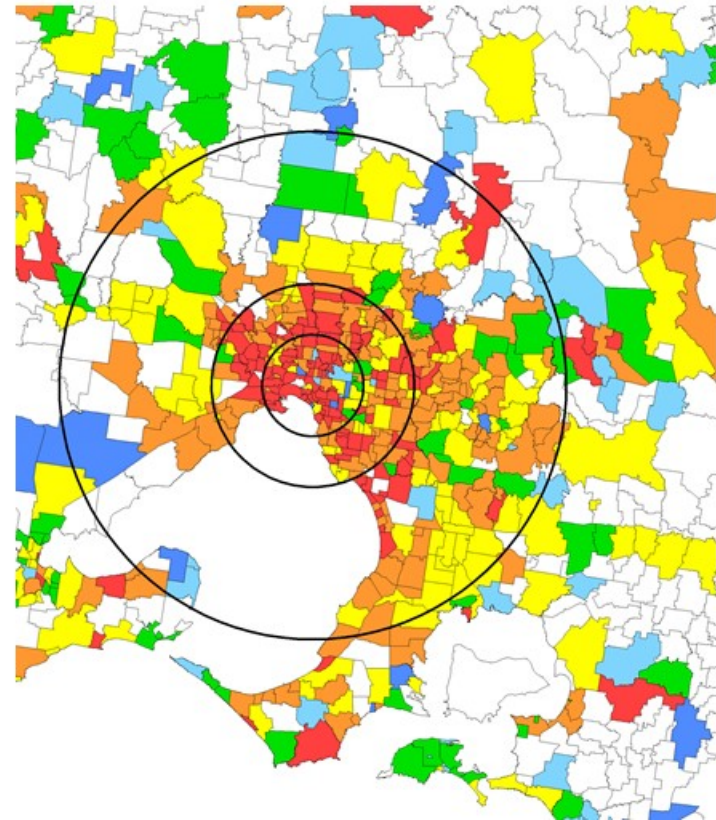
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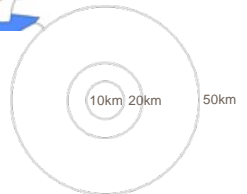
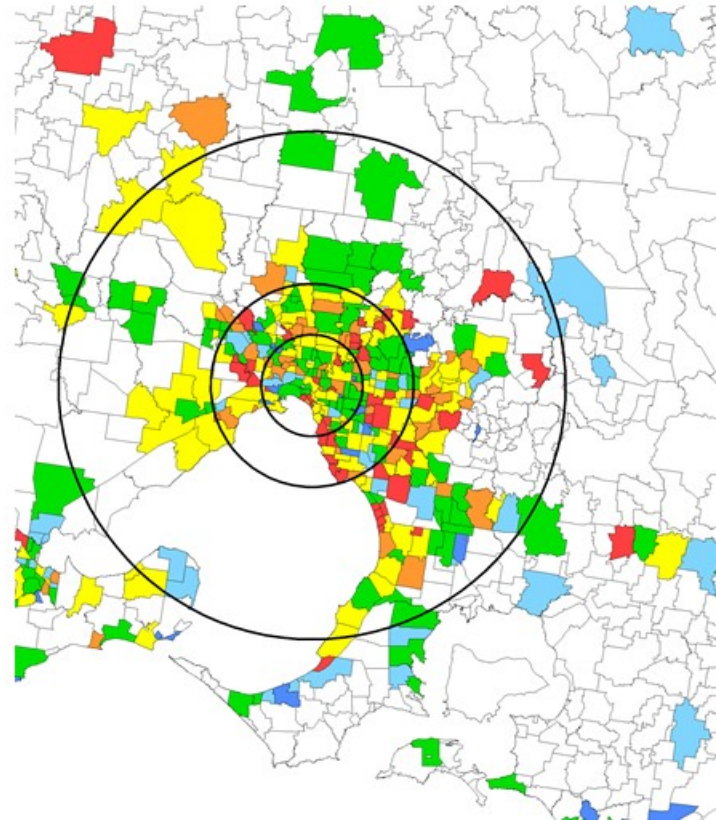
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# 12 mth change in Melbourne values by suburb

## HOUSES



## UNITS



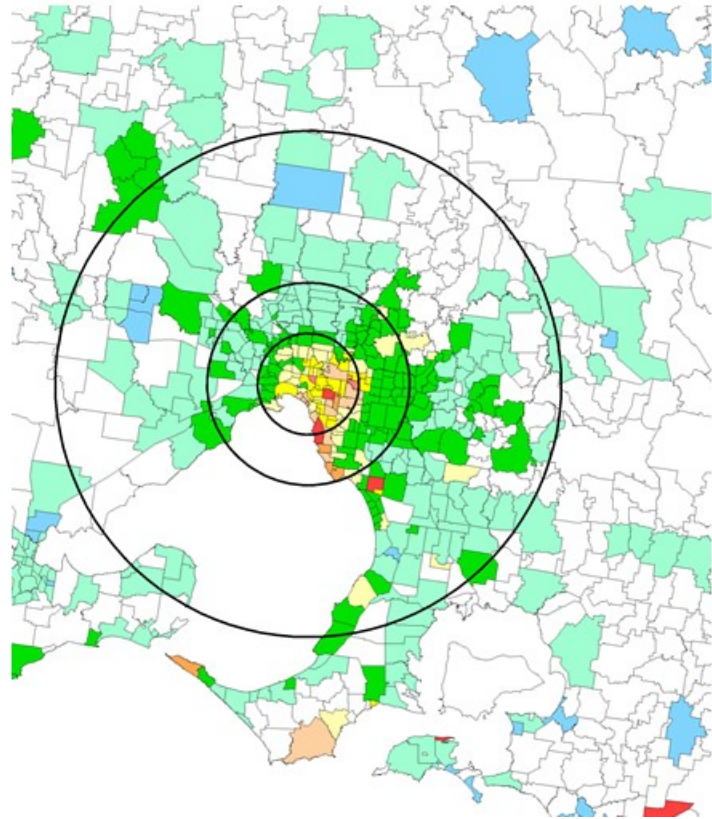
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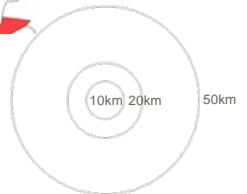
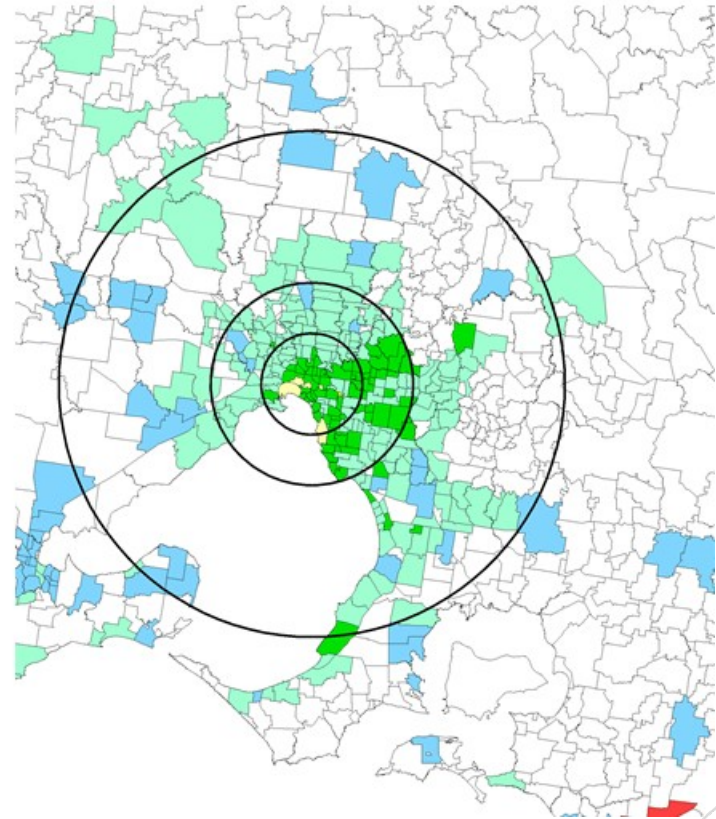


# Melbourne rental rates by suburb

## HOUSES



## UNITS

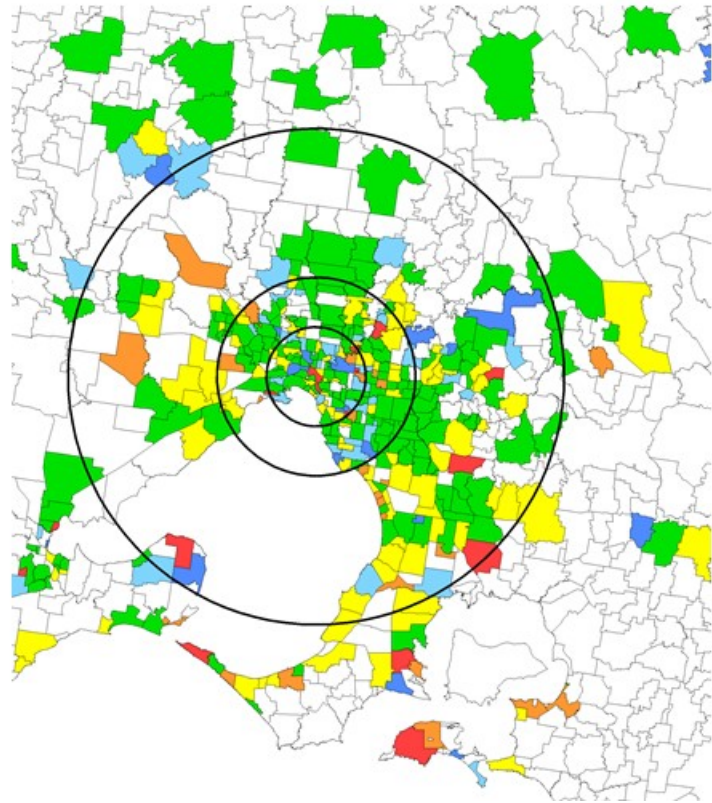


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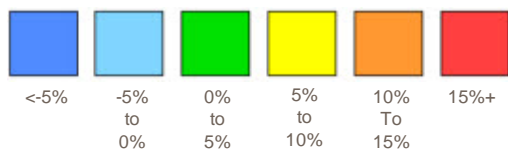
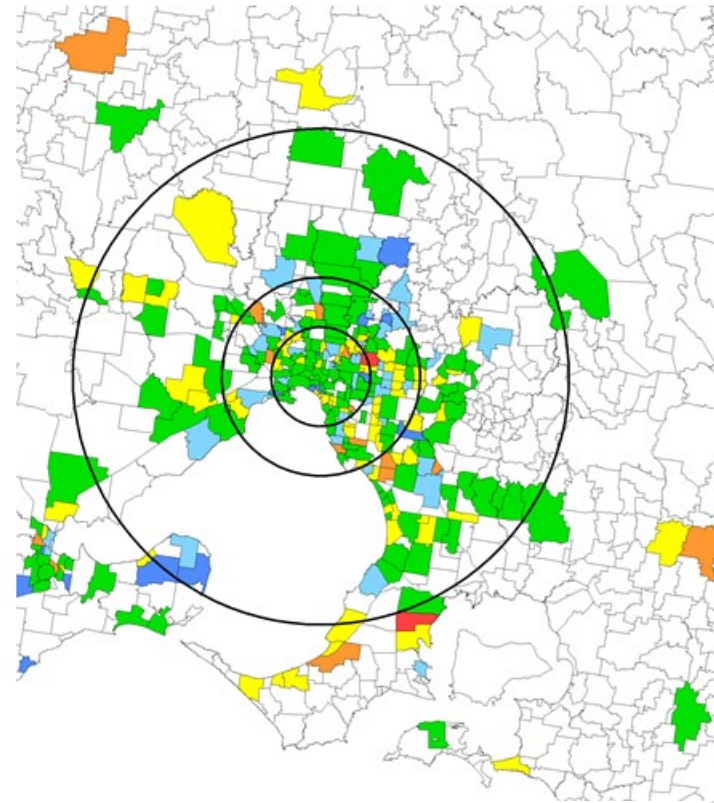
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# 12 mth change in Melbourne rents by suburb

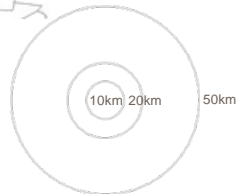
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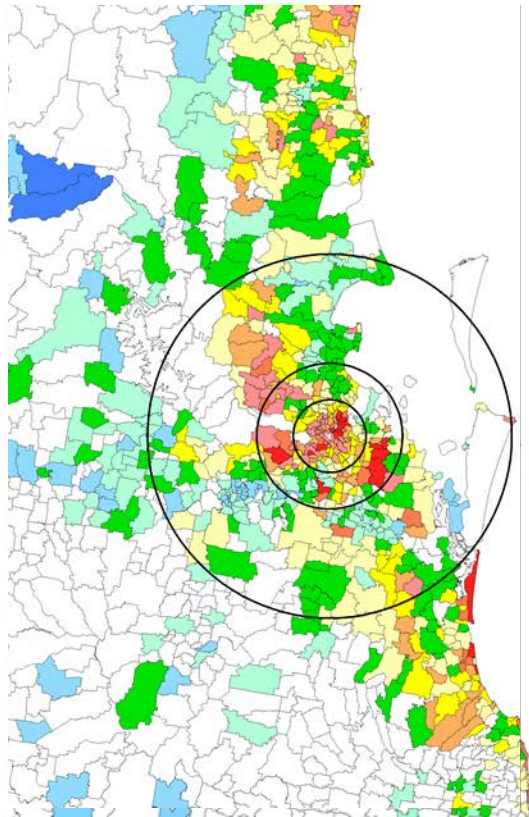


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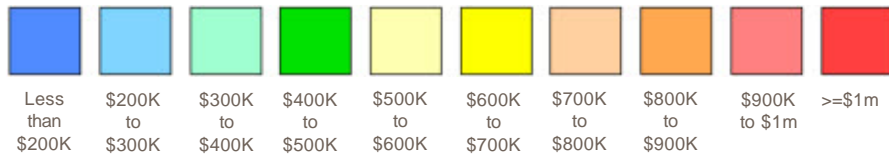
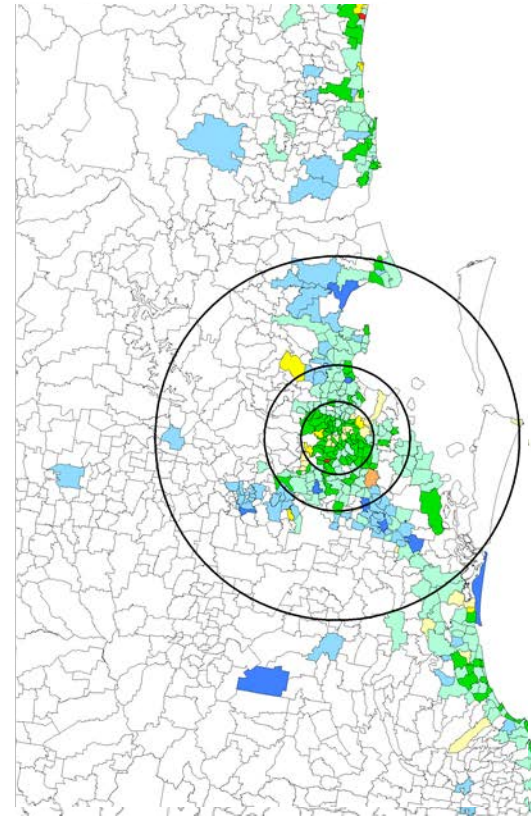


# Brisbane housing values by suburb

## HOUSES



## UNITS

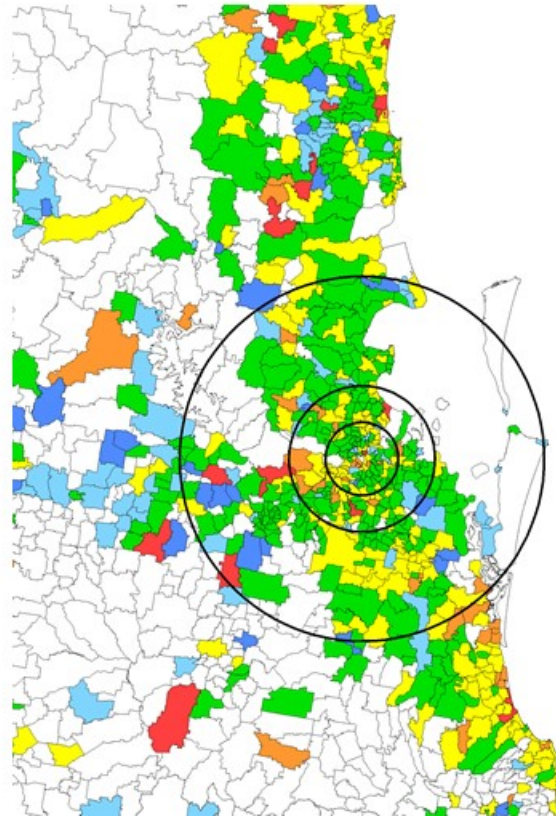


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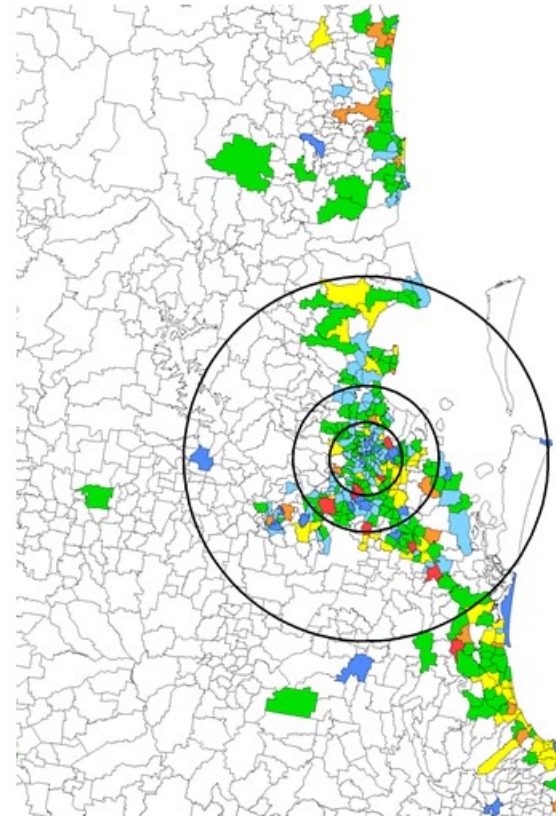


# 12 mth change in Brisbane values by suburb

## HOUSES



## UNITS

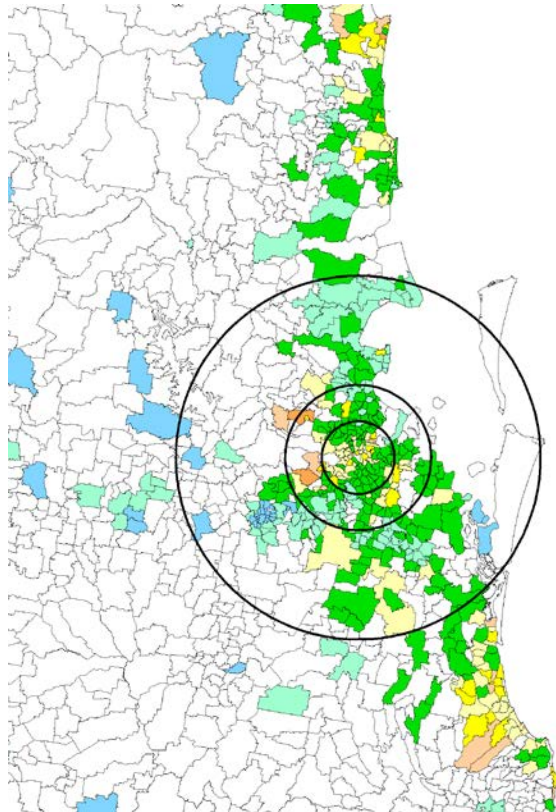


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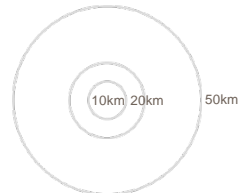
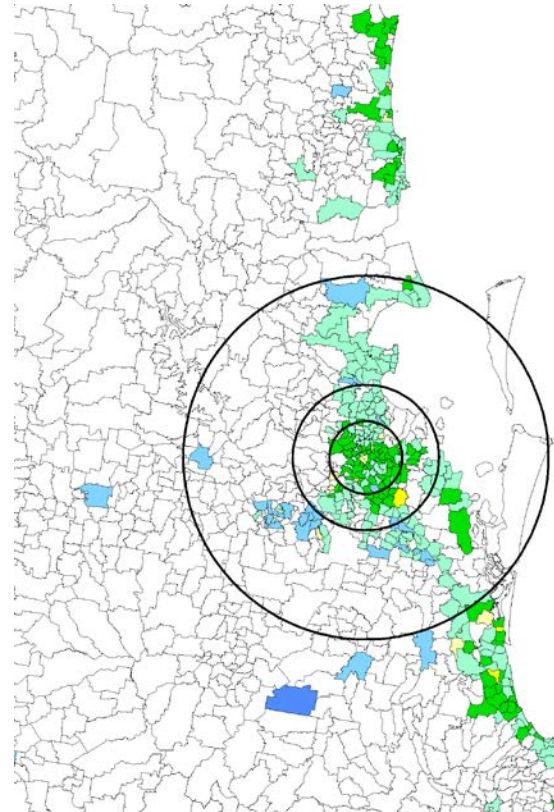
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# Brisbane rental rates by suburb

## HOUSES



## UNITS

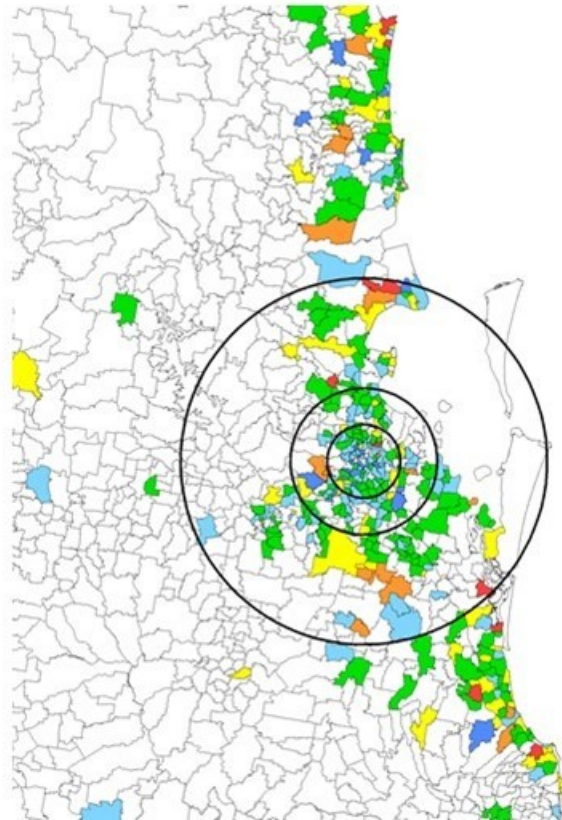


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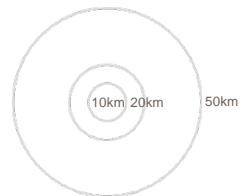
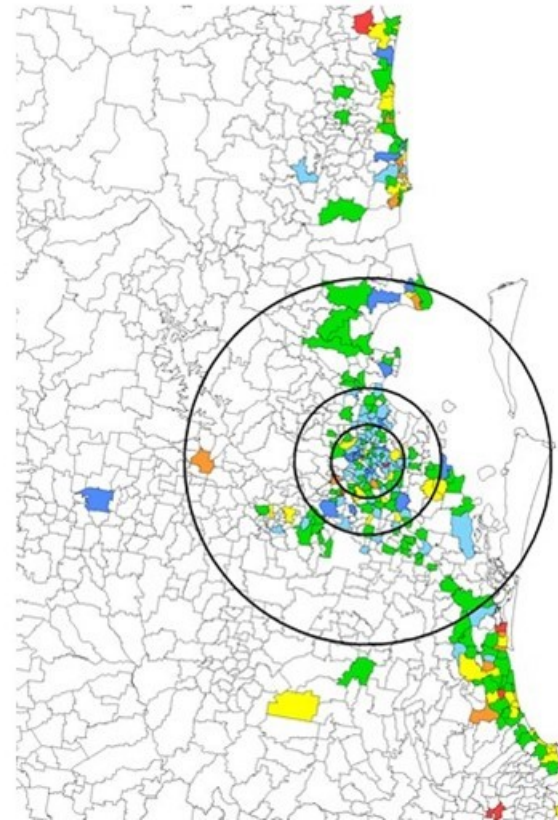
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# 12 mth change in Brisbane rents by suburb

## HOUSES



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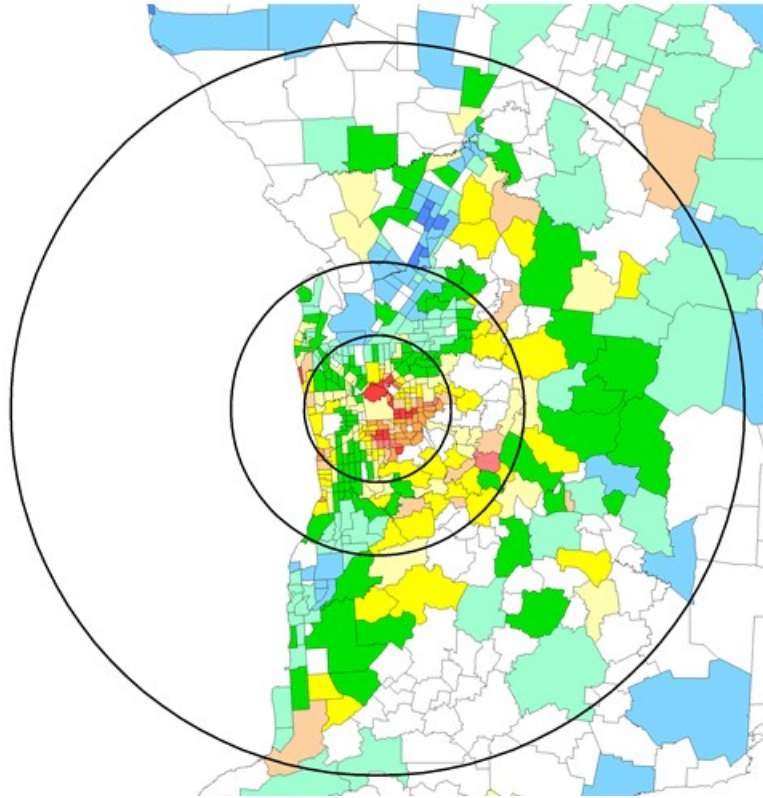
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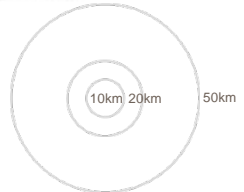
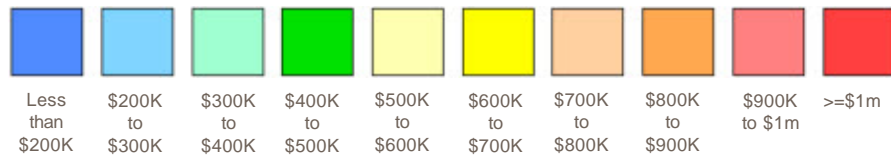
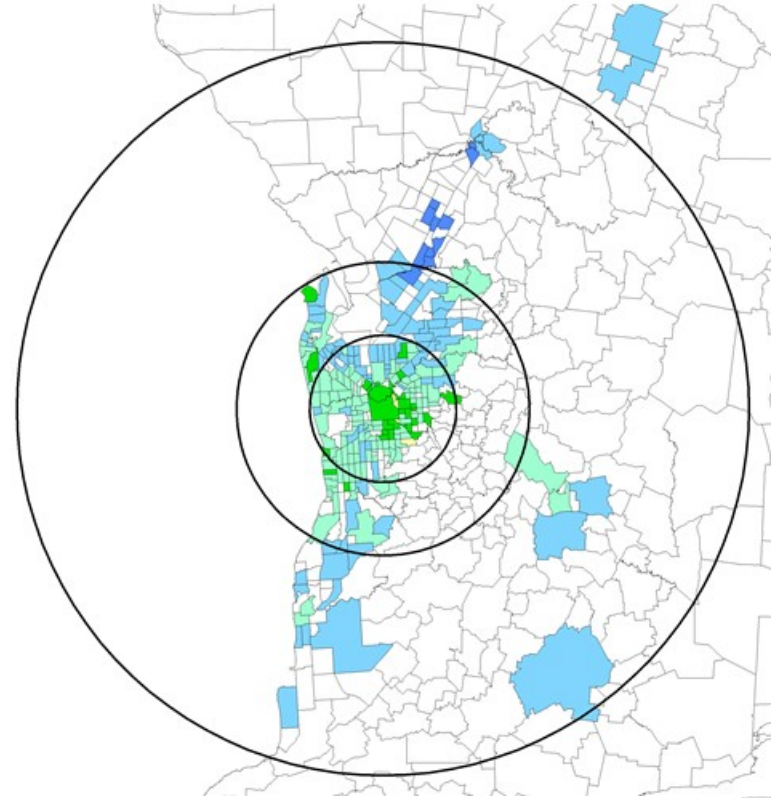


# Adelaide housing values by suburb

HOUSES



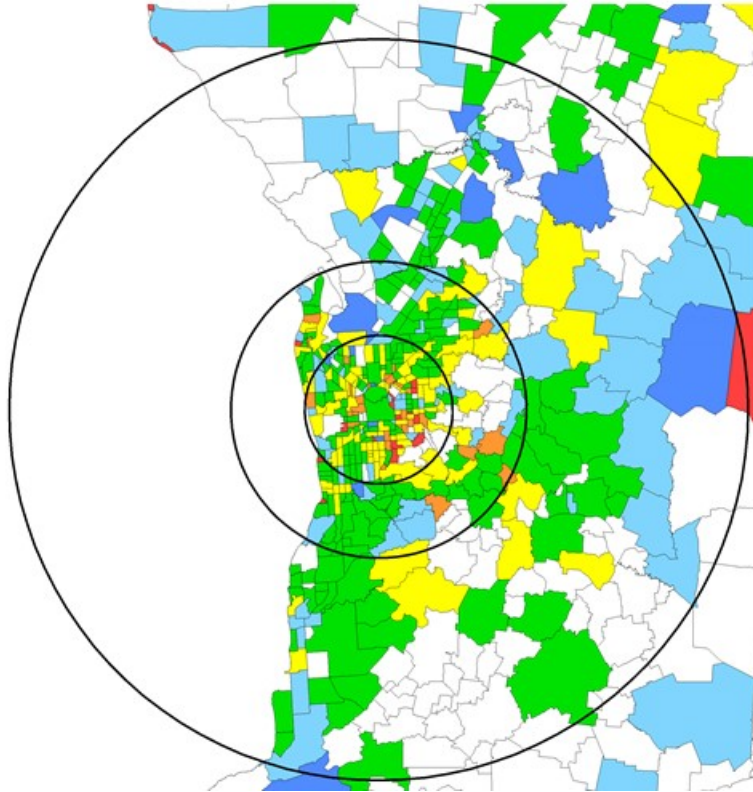
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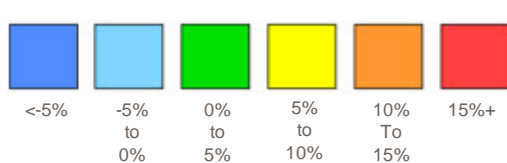
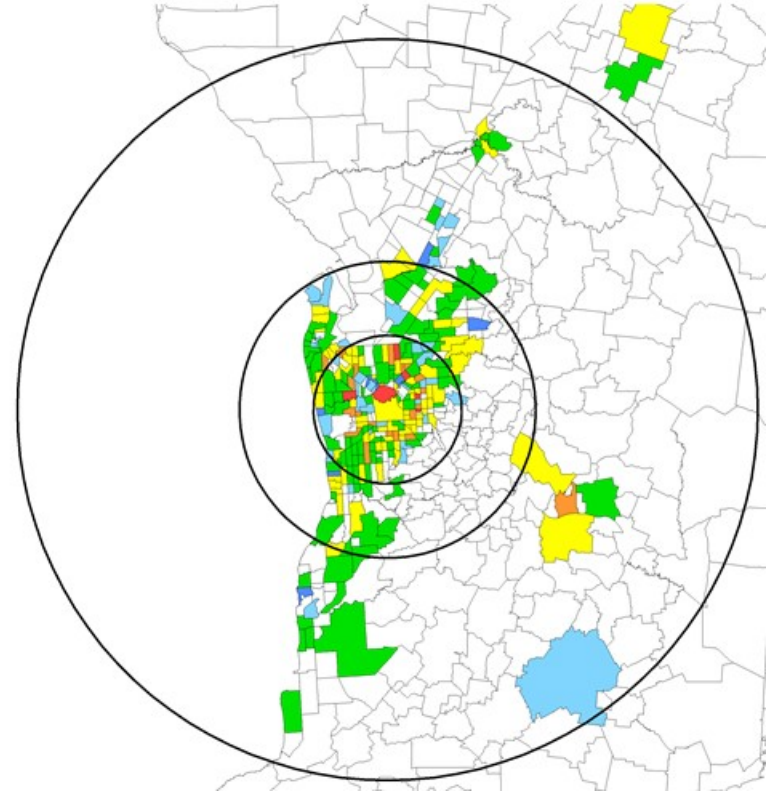
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# 12 mth change in Adelaide values by suburb

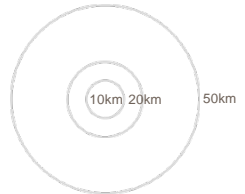
## HOUSES



## UNITS



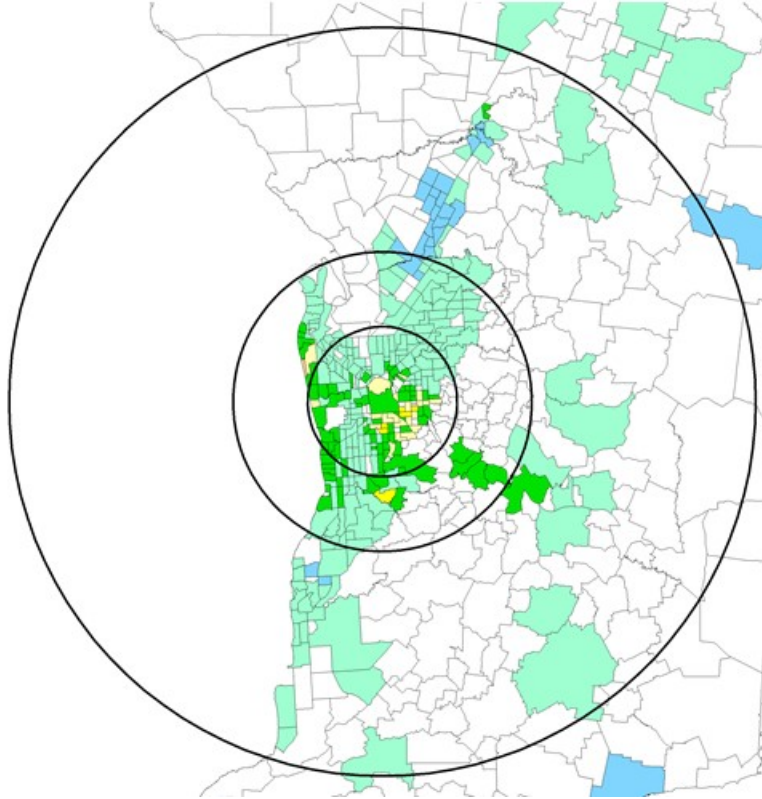
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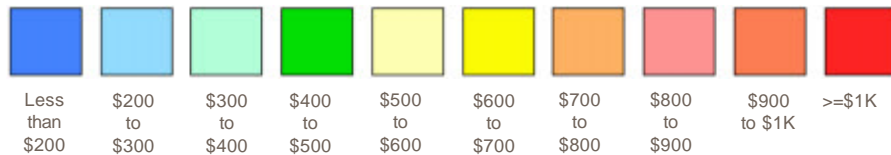
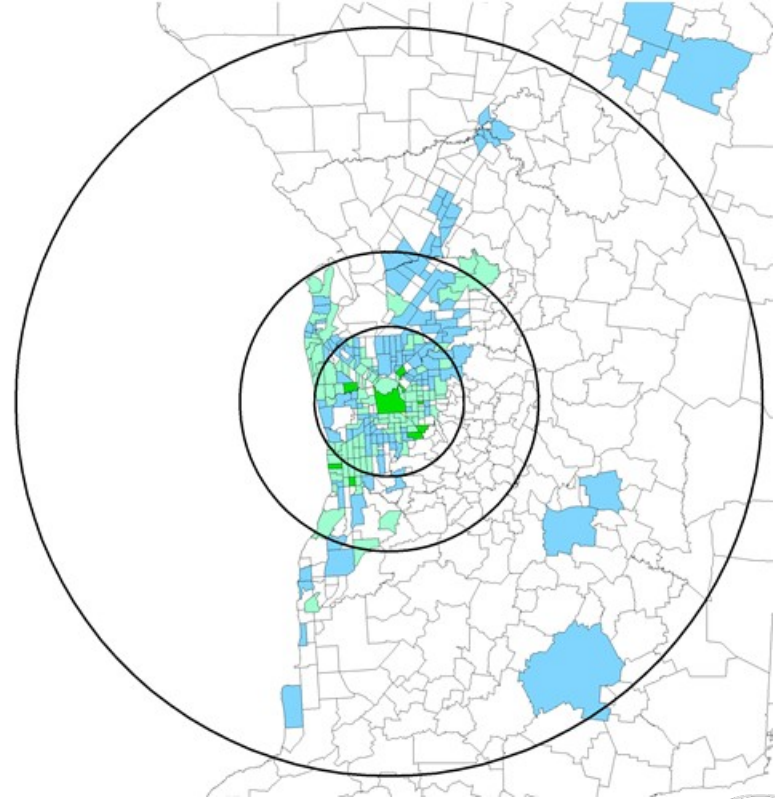
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# Adelaide rental rates by suburb

## HOUSES



## UNITS



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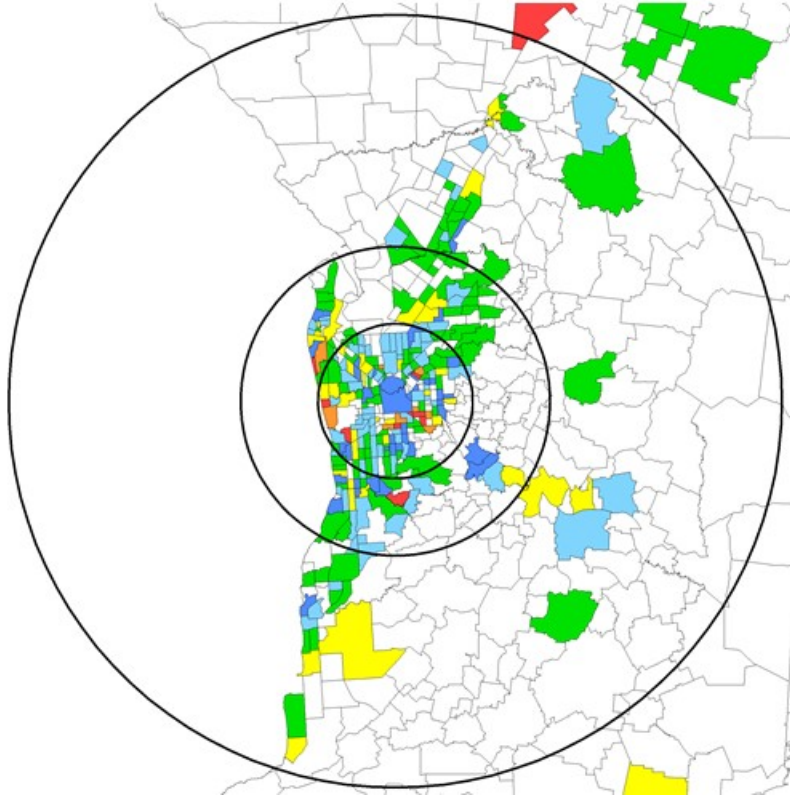


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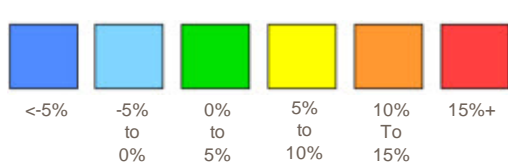
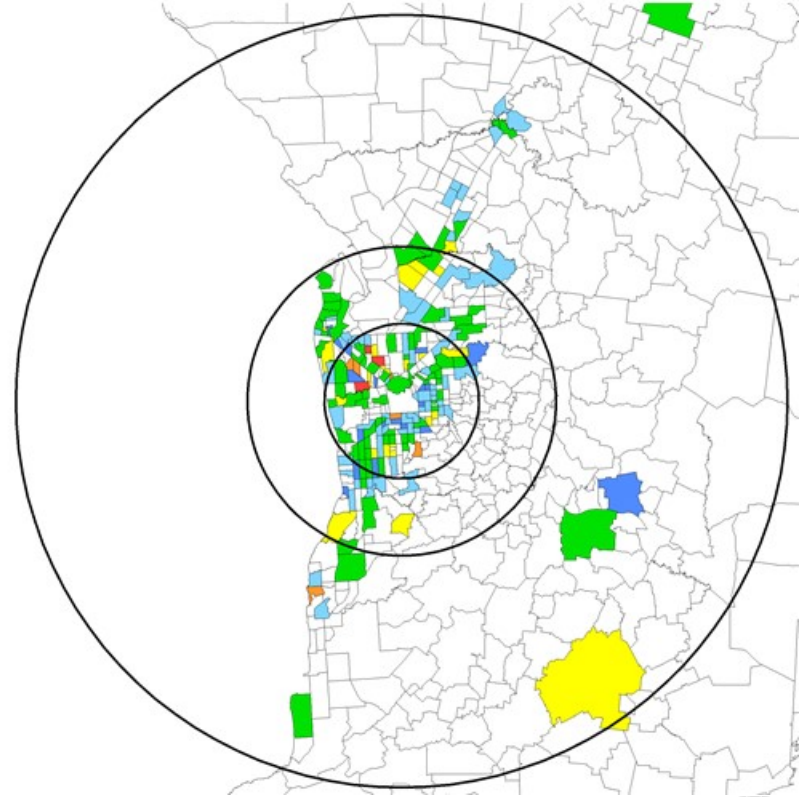


# 12 mth change in Adelaide rents by suburb

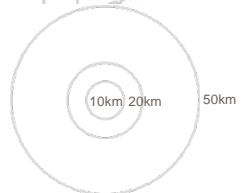
## HOUSES



## UNITS



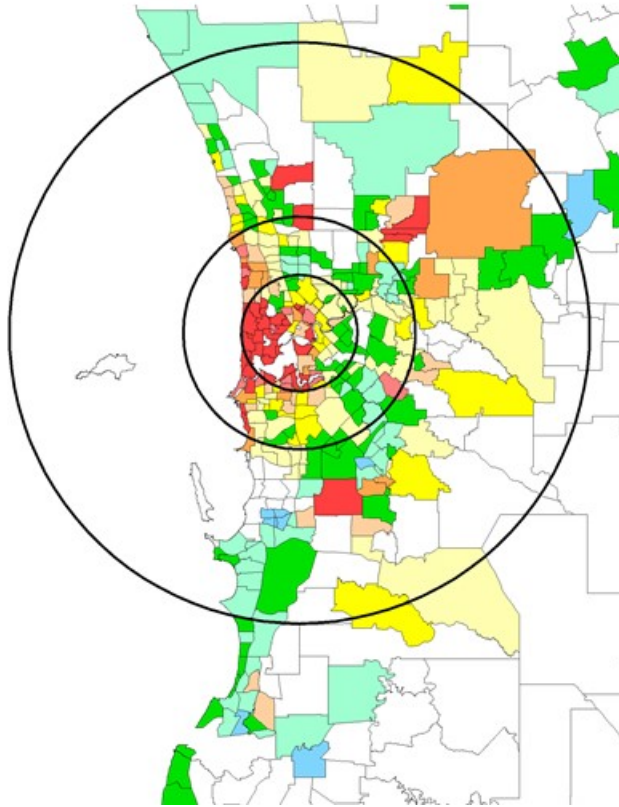
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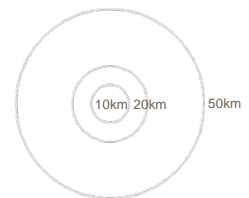
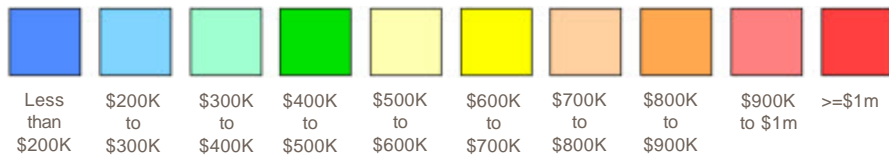
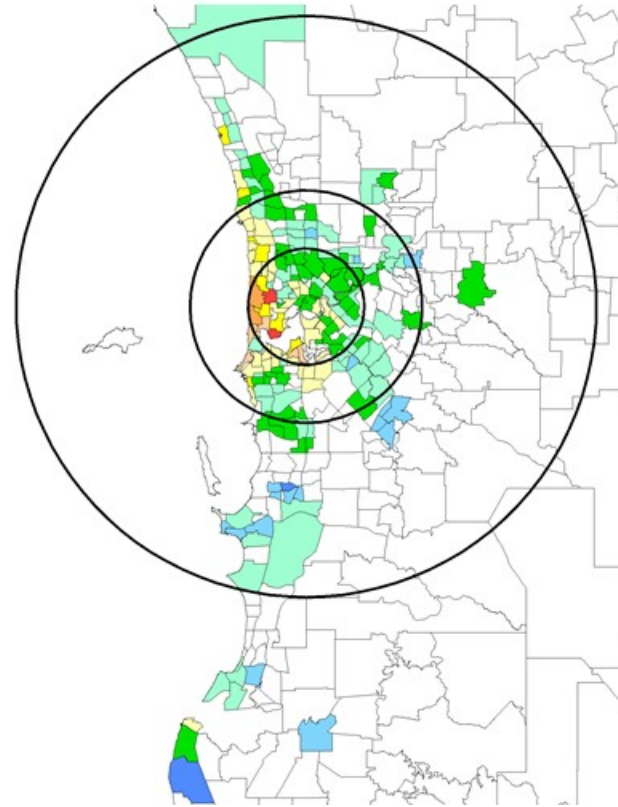
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# Perth housing values by suburb

HOUSES



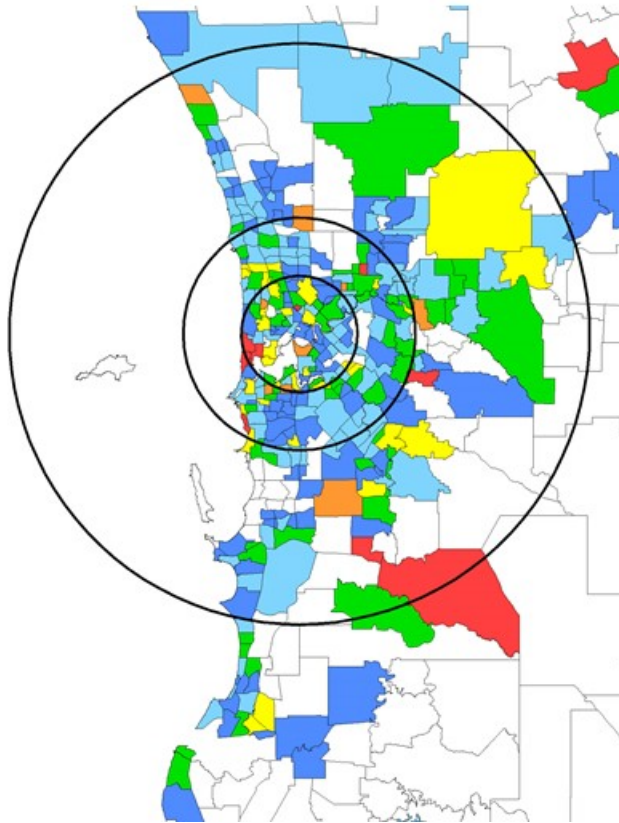
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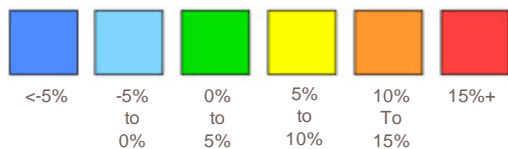
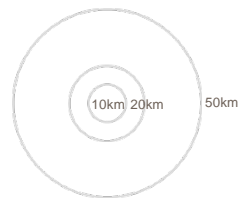
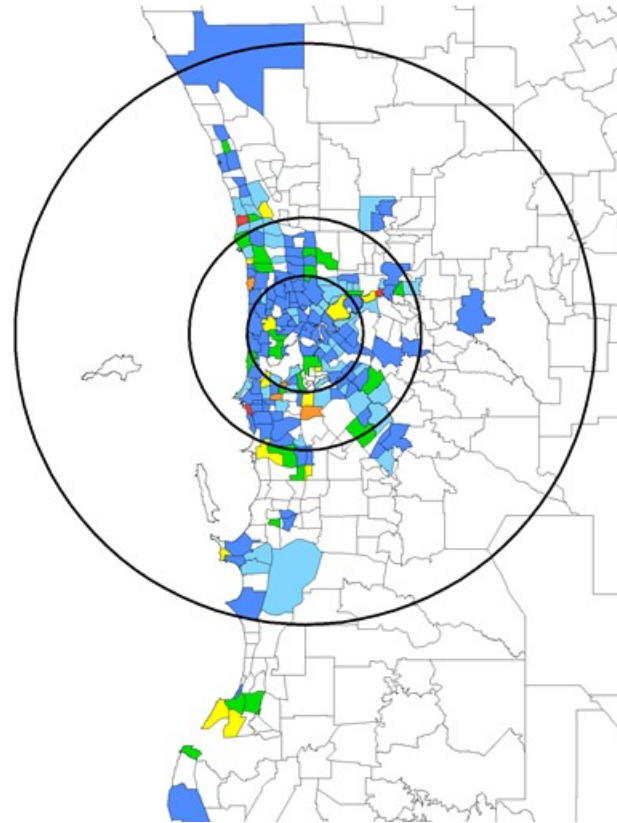
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# 12 mth change in Perth values by suburb

## HOUSES



## UNITS



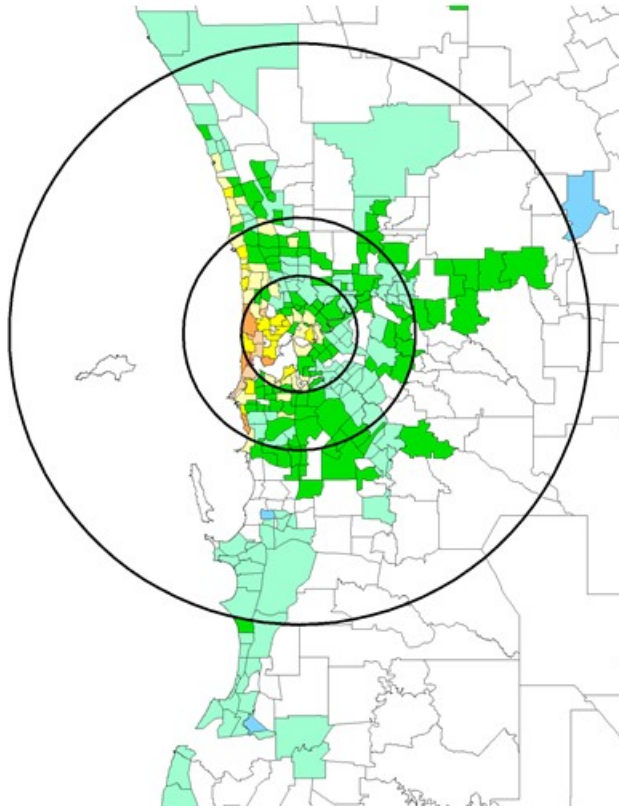
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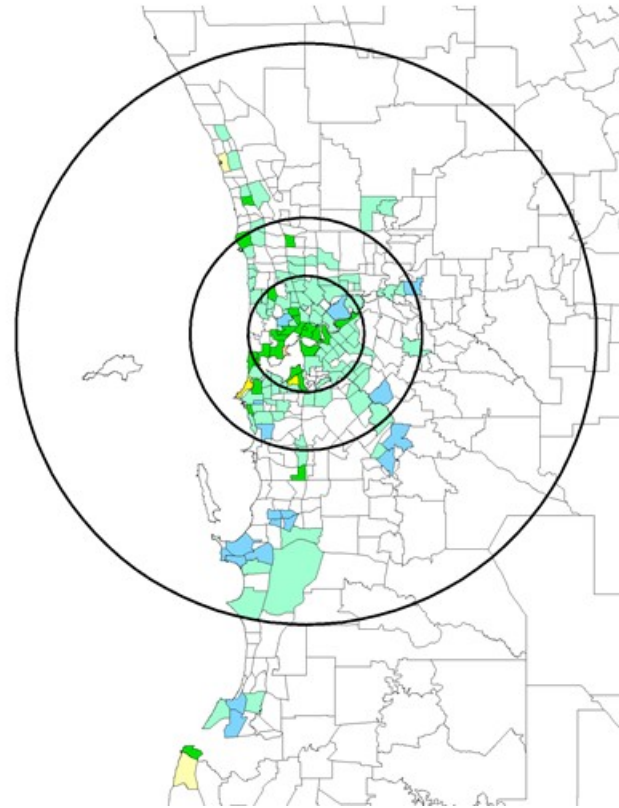


# Perth rental rates by suburb

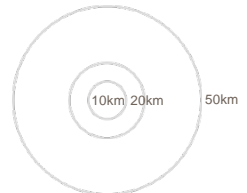
## HOUSES



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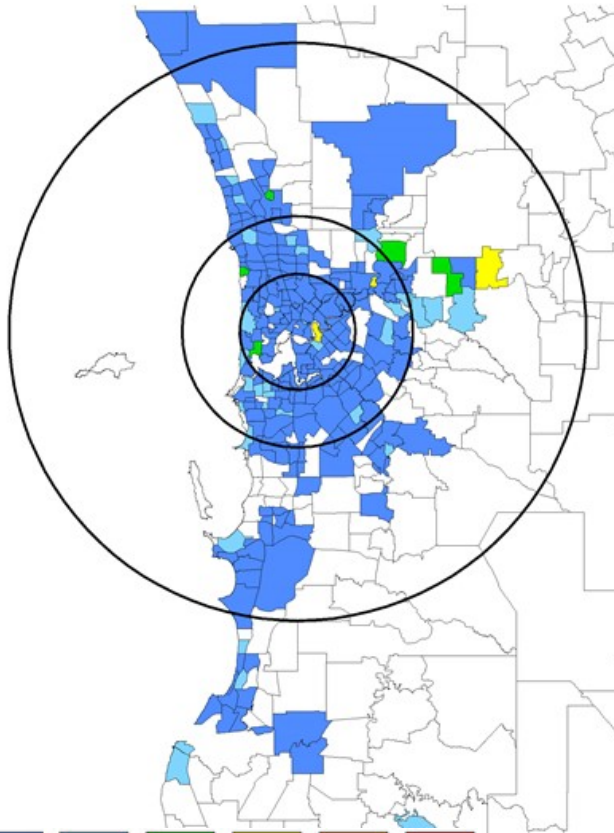
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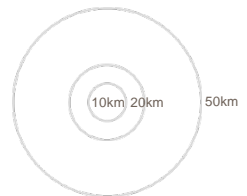
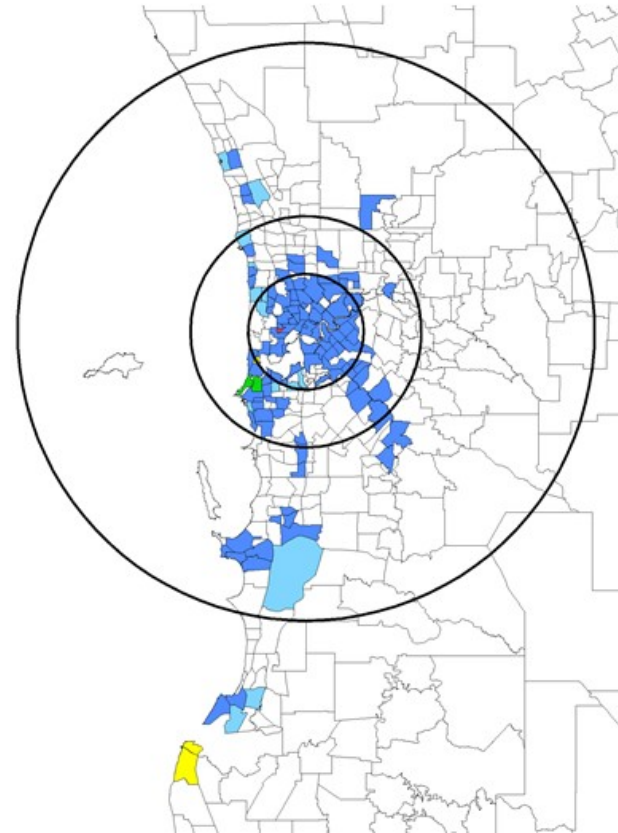
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# 12 mth change in Perth rents by suburb

## HOUSES



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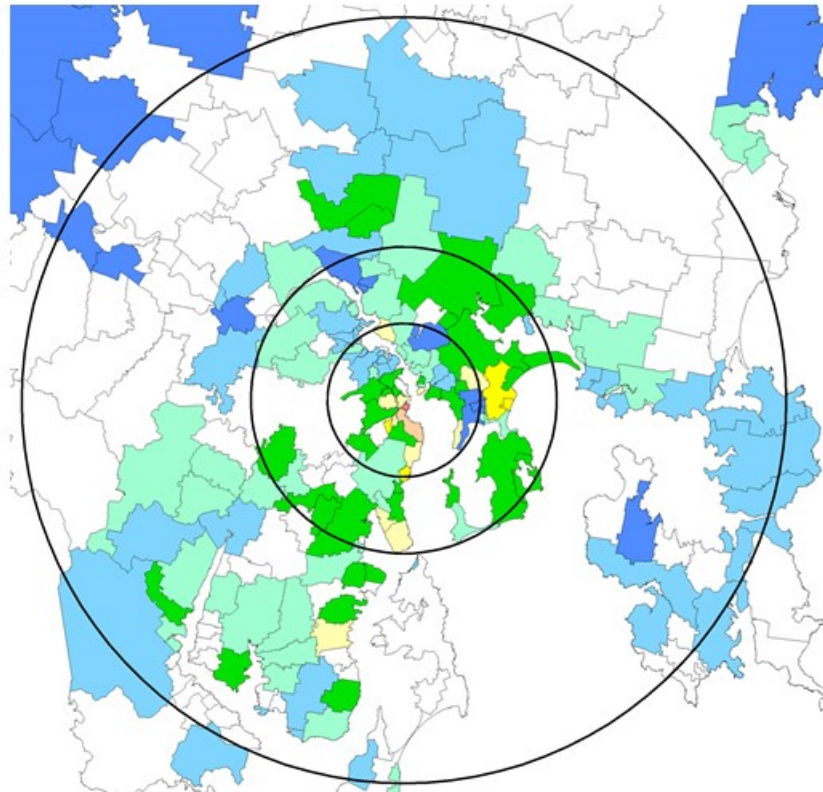


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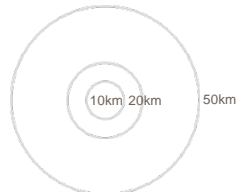
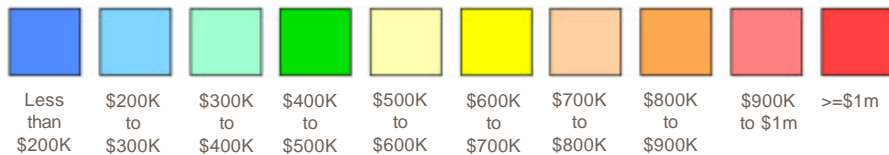
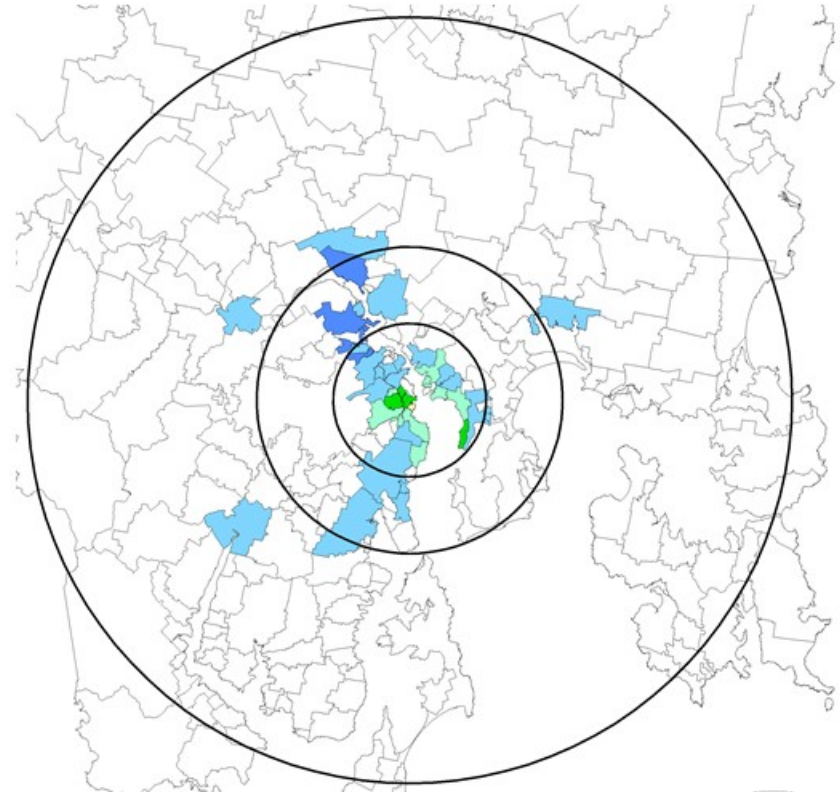
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# Hobart housing values by suburb

HOUSES



UNITS

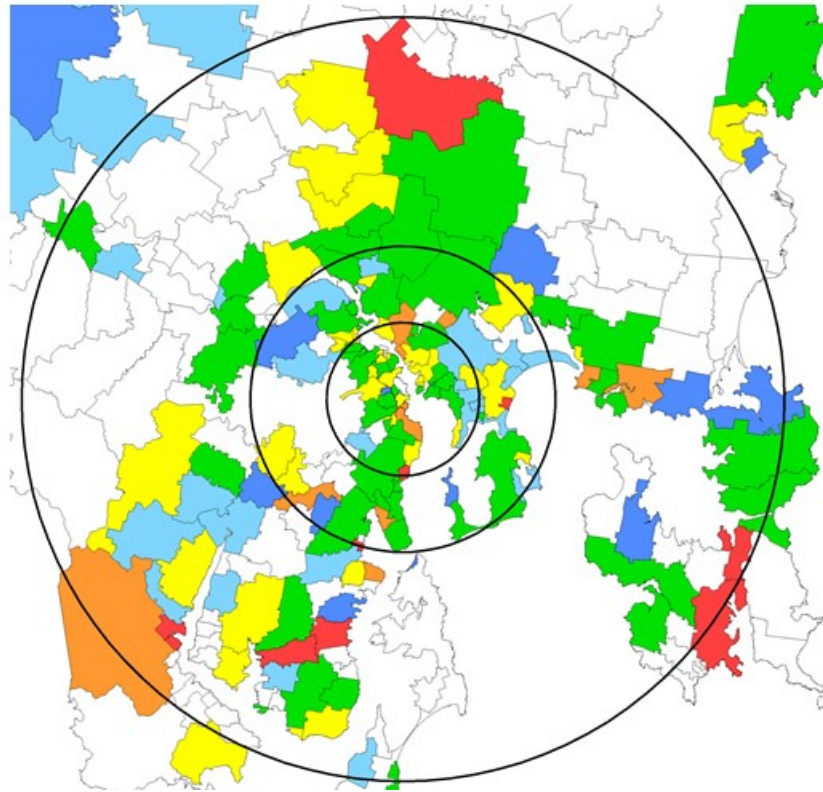


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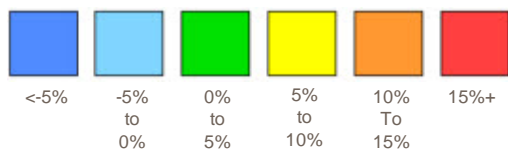
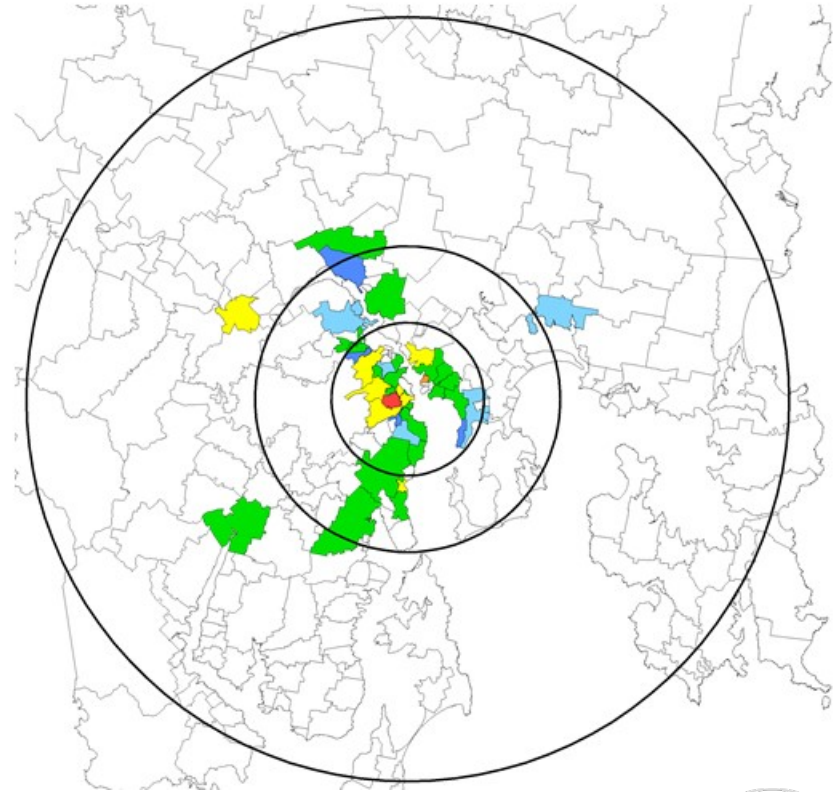


# 12 mth change in Hobart values by suburb

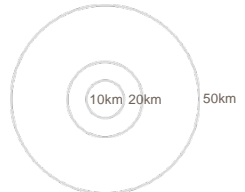
## HOUSES



## UNITS

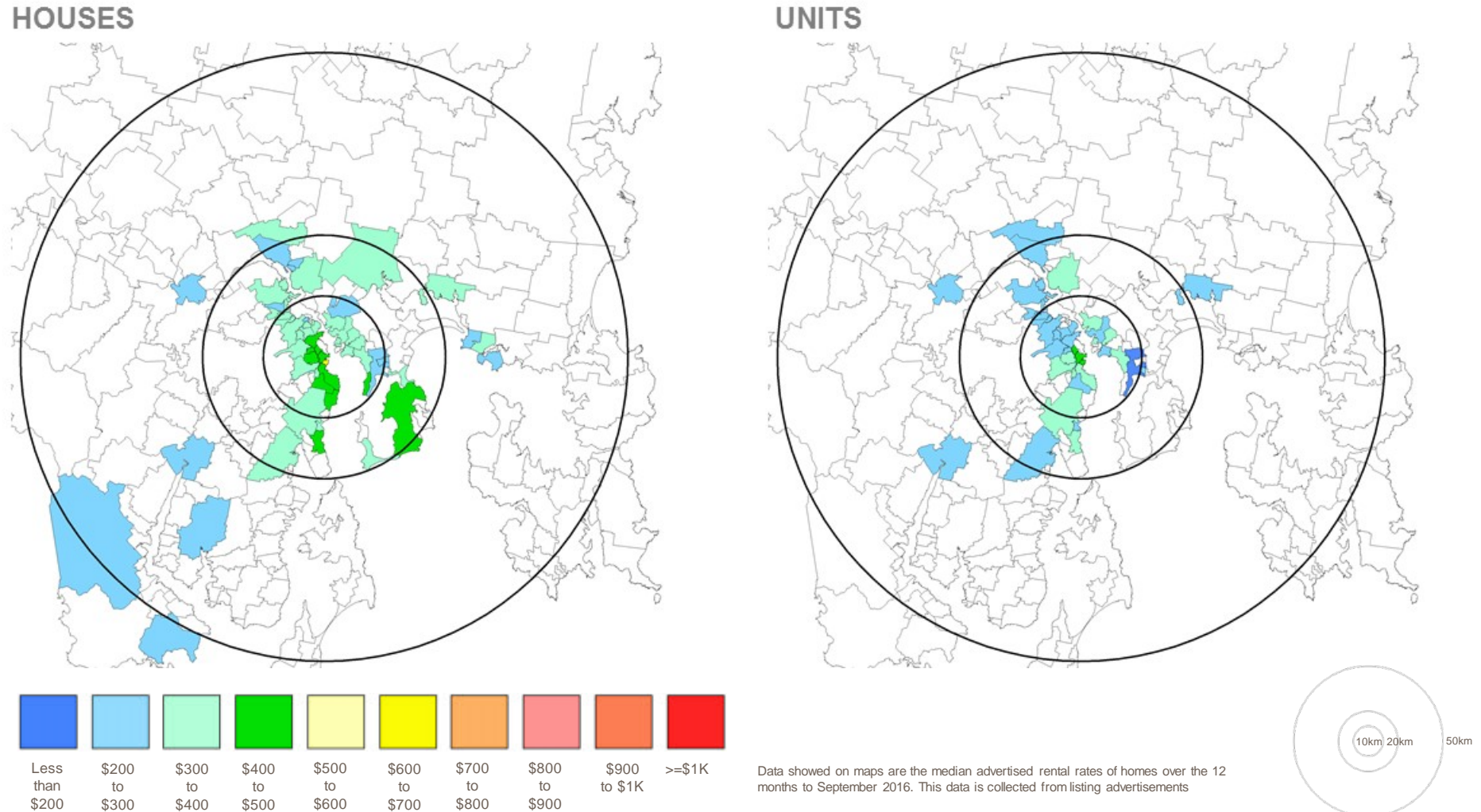


Data showed on maps are the median value of homes based on the CoreLogic RP Data AVM. We have measured the difference between the value in September 2015 and September 2016



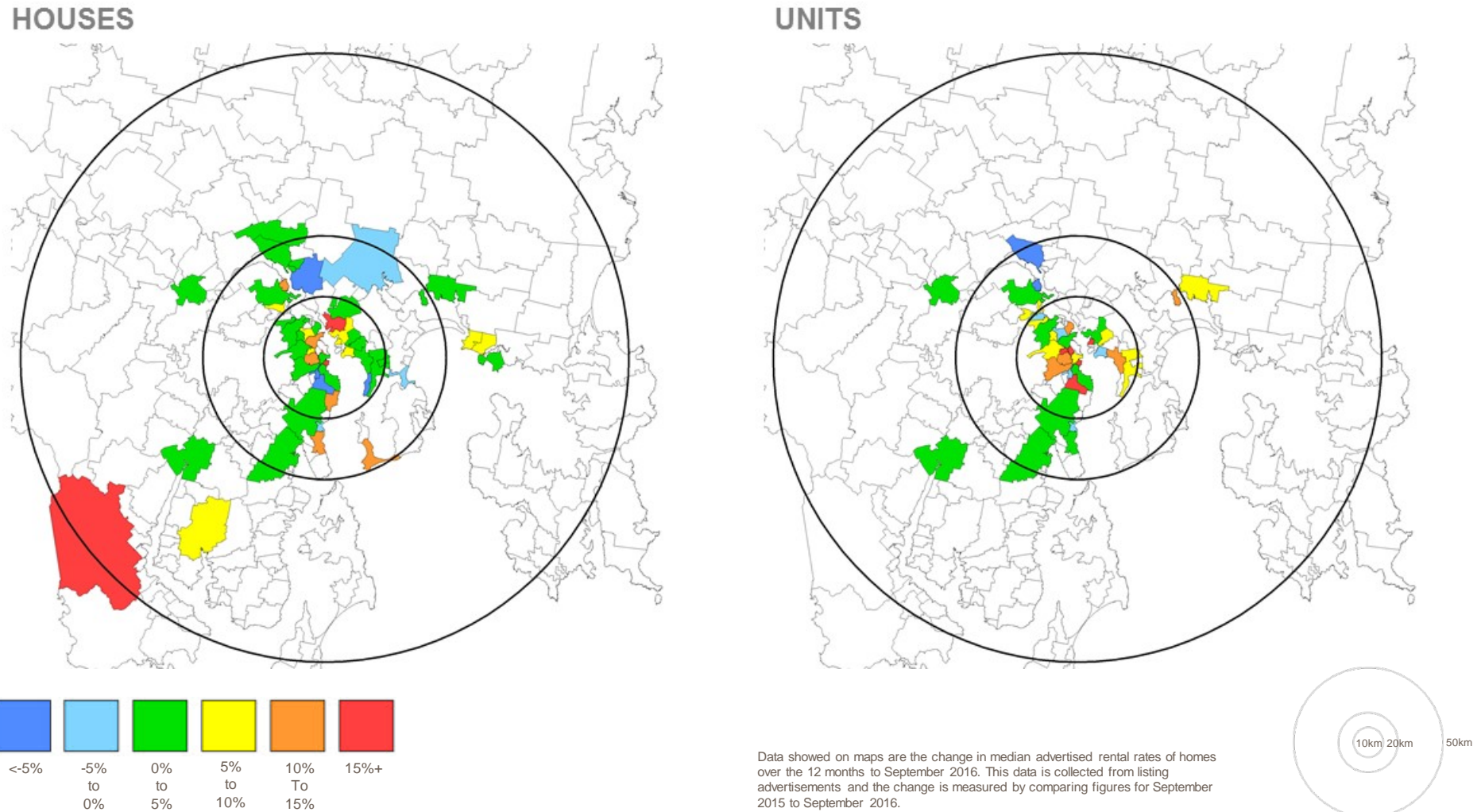
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# Hobart rental rates by suburb



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# 12 mth change in Hobart rents by suburb

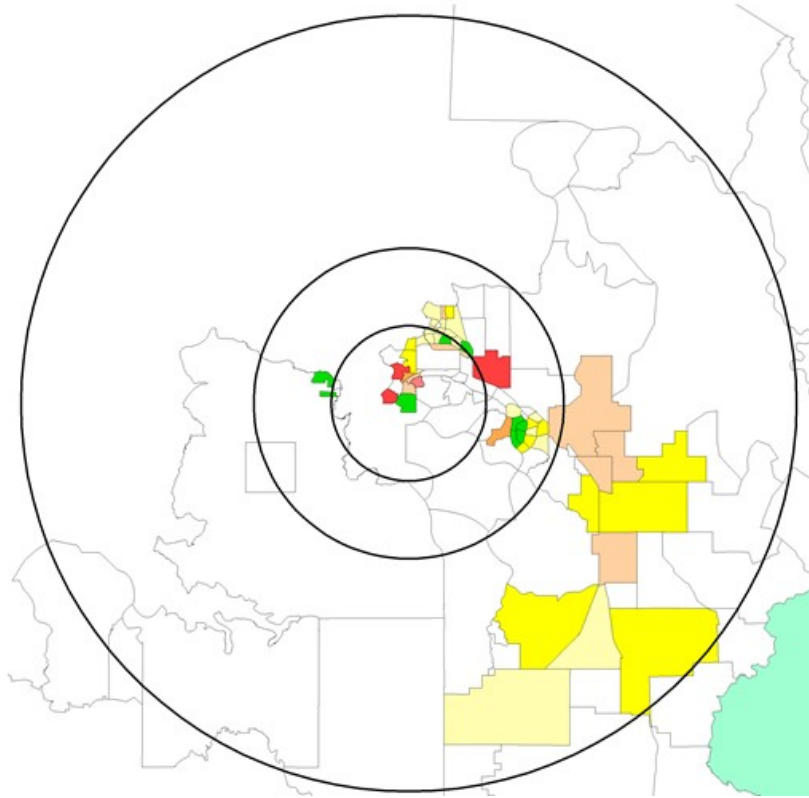


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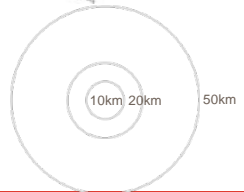
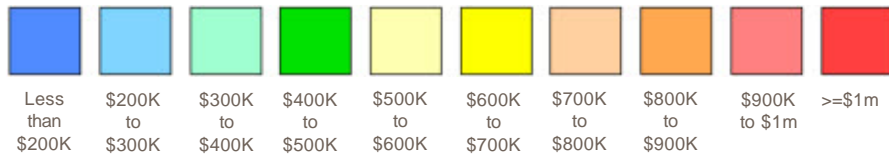
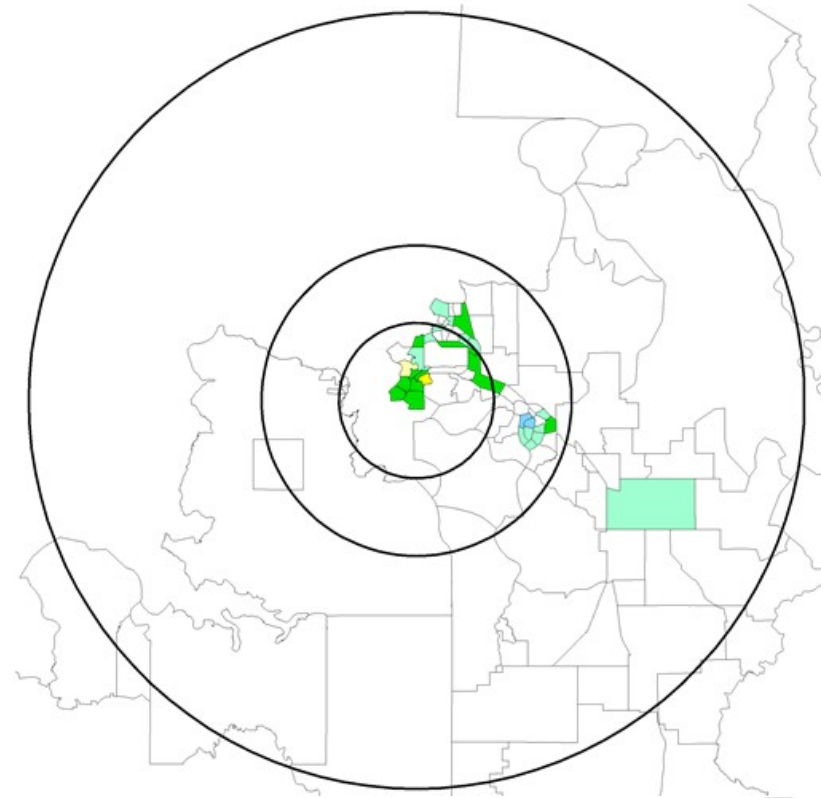


# Darwin housing values by suburb

## HOUSES



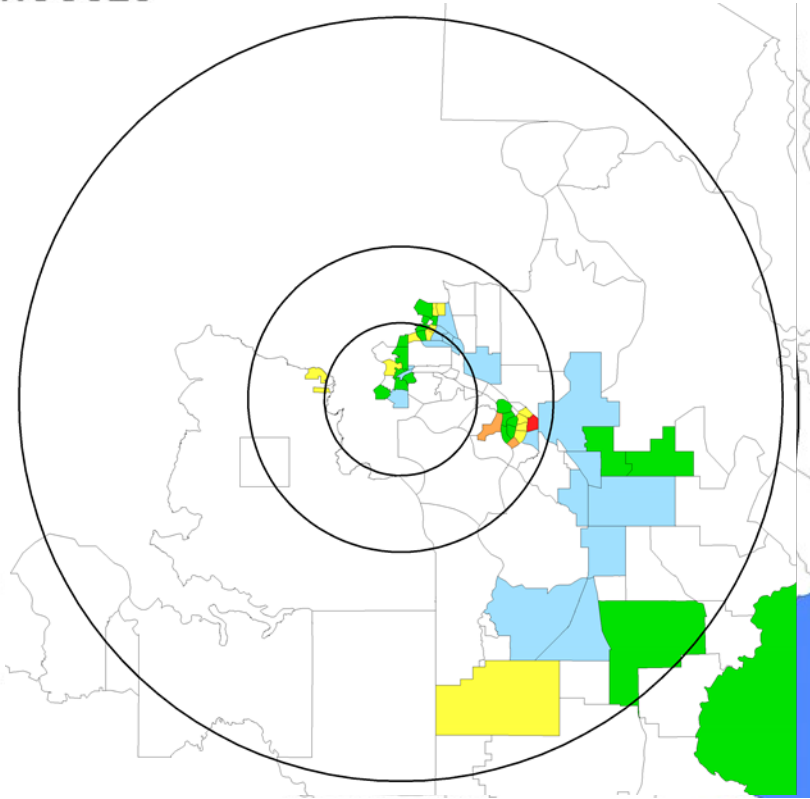
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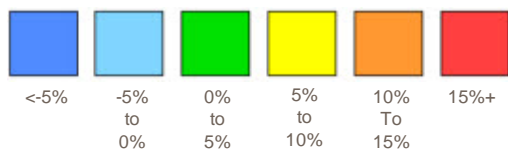
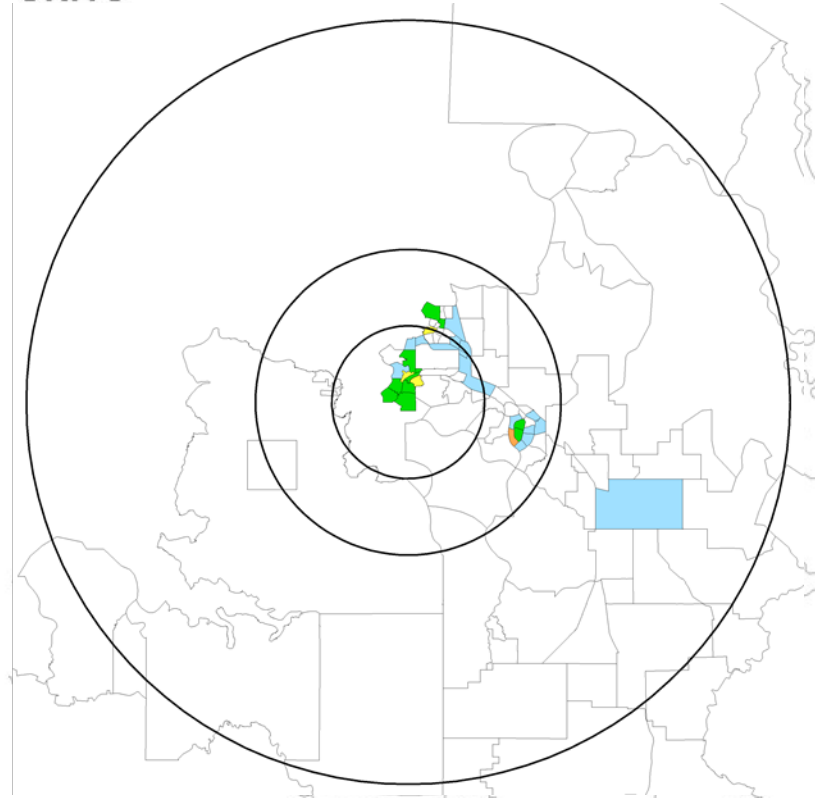
Data is sourced from CoreLogic Market Trends, plotting the median value of CoreLogic Automated valuations at the suburb level. Market trends is available for subscription from CoreLogic, updated monthly with a back series extending to 1990 for most fields.

# 12 mth change in Darwin values by suburb

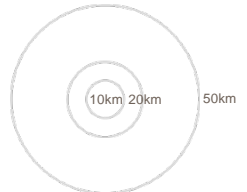
## HOUSES



## UNITS



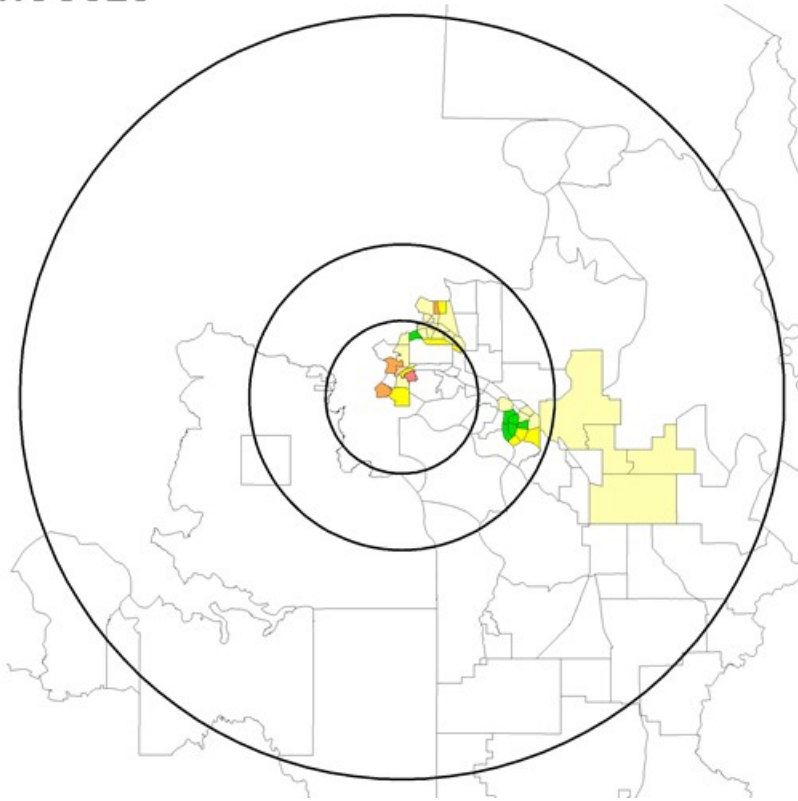
Data showed on maps are the median value of homes based on the CoreLogic RP Data AVM. We have measured the difference between the value in September 2015 and September 2016



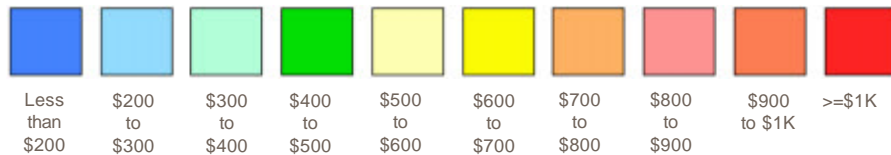
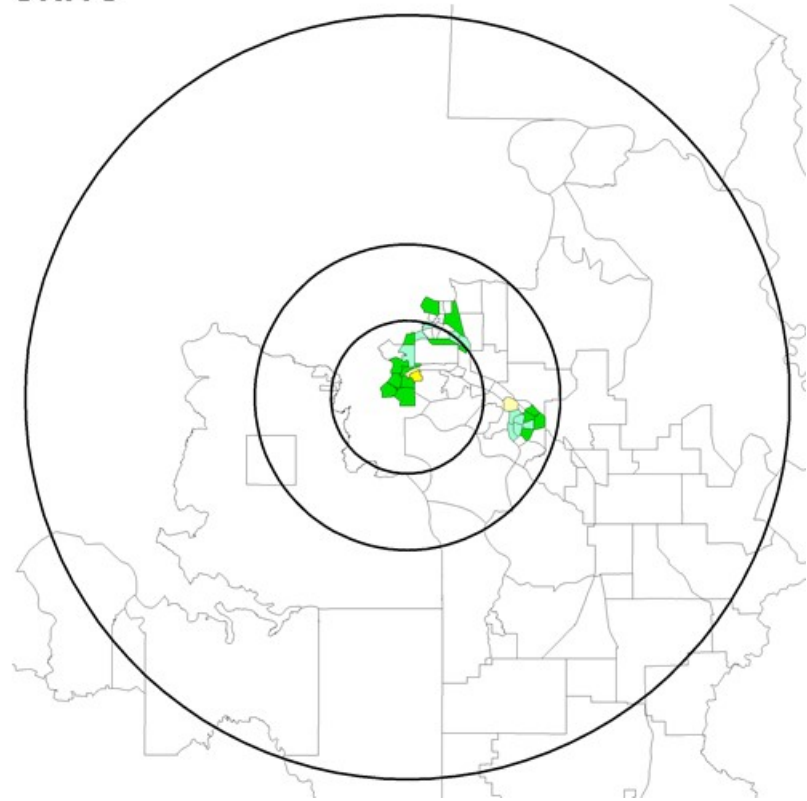
Data is sourced from CoreLogic Market Trends, plotting the annual change in median value of CoreLogic Automated valuations at the suburb level. Market trends is available for subscription from CoreLogic, updated monthly with a back series extending to 1990 for most fields.

# Darwin rental rates by suburb

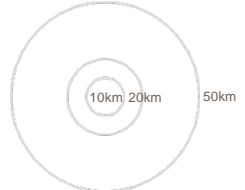
## HOUSES



## UNITS



Data showed on maps are the median advertised rental rates of homes over the 12 months to September 2016. This data is collected from listing advertisements

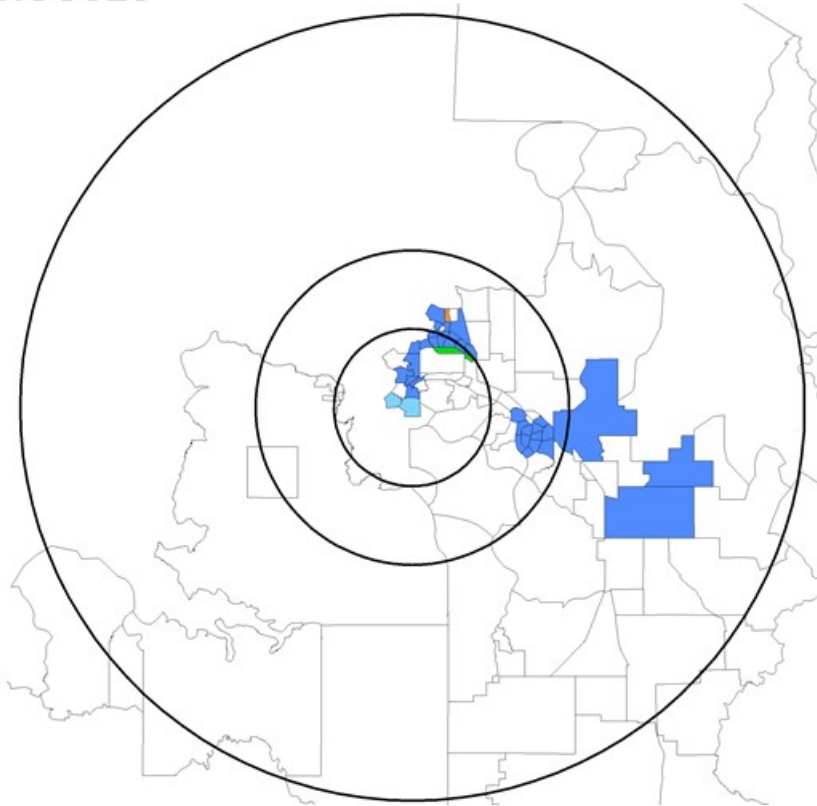


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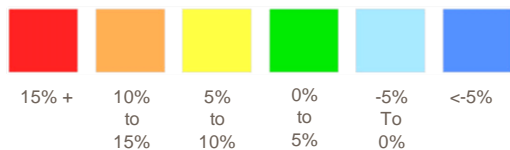
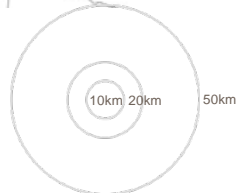
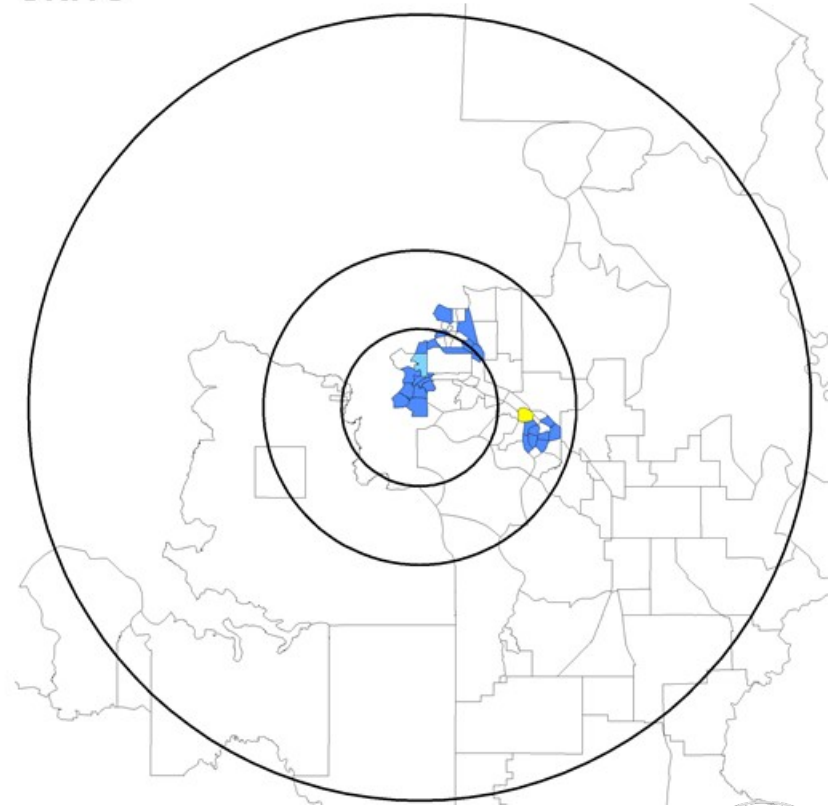


# 12 mth change in Darwin rents by suburb

## HOUSES



## UNITS

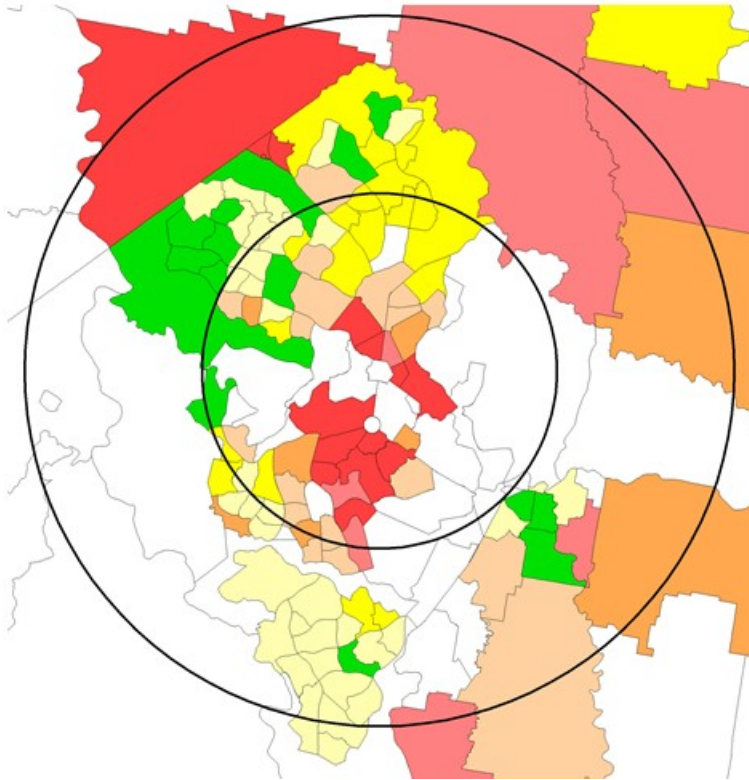


Data showed on maps are the change in median advertised rental rates of homes over the 12 months to September 2016. This data is collected from listing advertisements and the change is measured by comparing figures for September 2015 to September 2016.

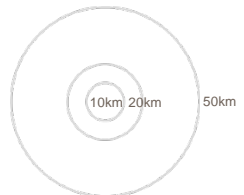
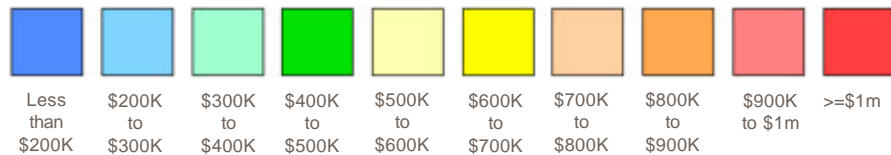
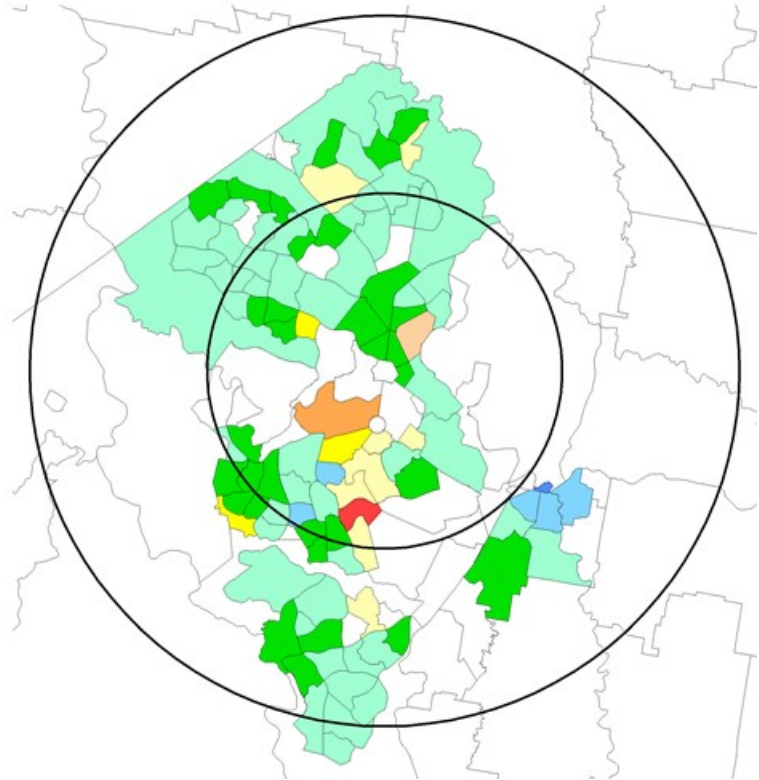
Data is sourced from CoreLogic Market Trends, plotting the annual change in median advertised rental rates at the suburb level. Market trends is available for subscription from CoreLogic, updated monthly with a back series extending to 1990 for most fields.

# Canberra housing values by suburb

## HOUSES



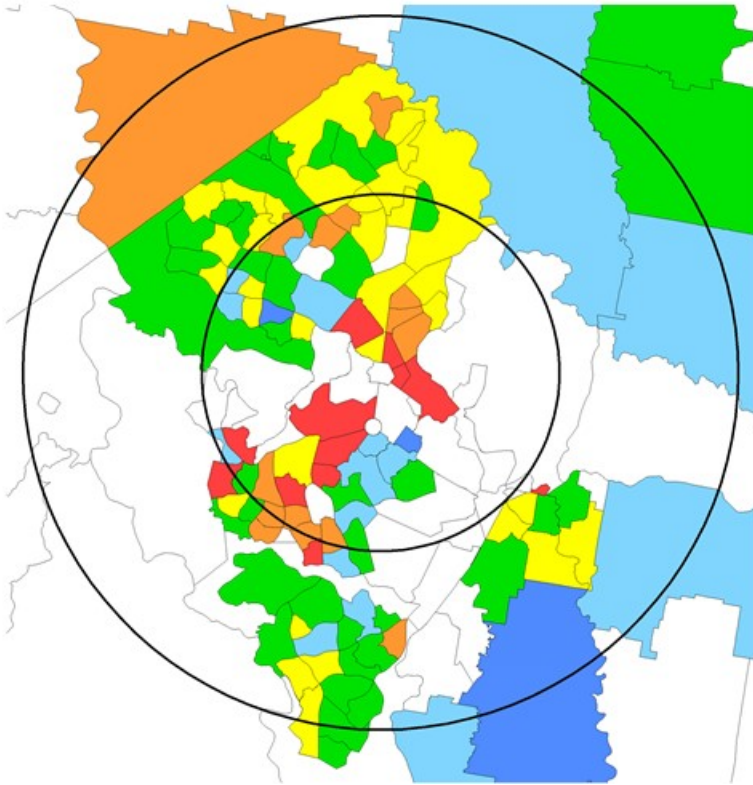
## UNITS



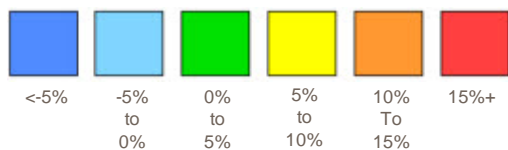
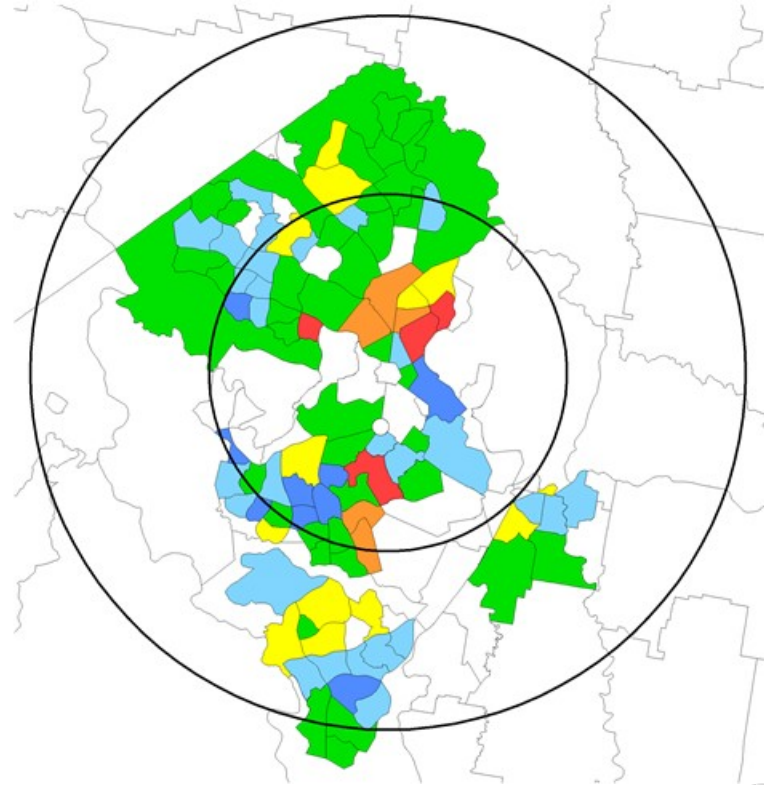
Data is sourced from CoreLogic Market Trends, plotting the median value of CoreLogic Automated valuations at the suburb level. Market trends is available for subscription from CoreLogic, updated monthly with a back series extending to 1990 for most fields.

# 12 mth change in Canberra values by suburb

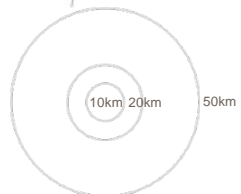
## HOUSES



## UNITS



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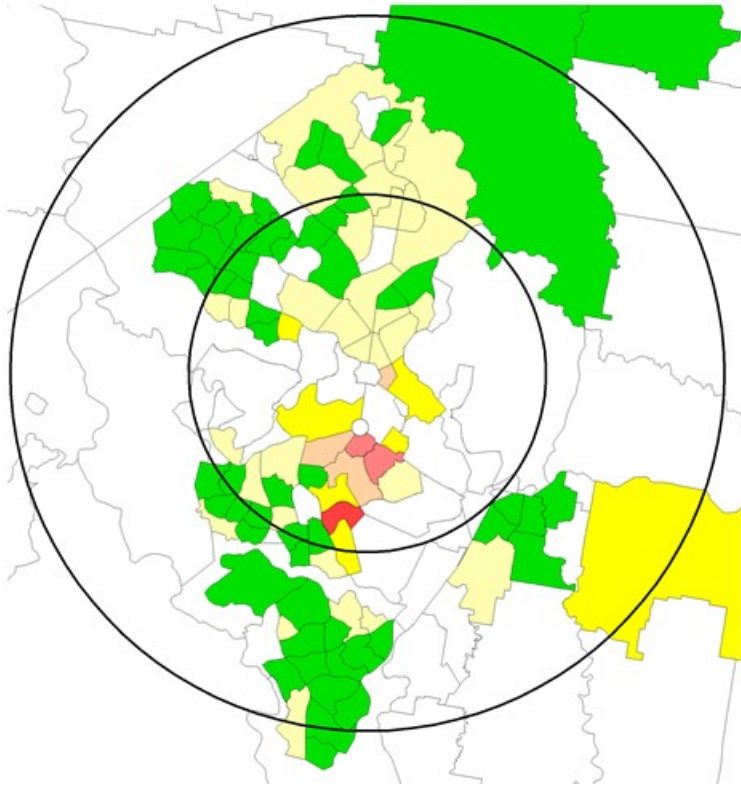


Data is sourced from CoreLogic Market Trends, plotting the annual change in median value of CoreLogic Automated valuations at the suburb level. Market trends is available for subscription from CoreLogic, updated monthly with a back series extending to 1990 for most fields.

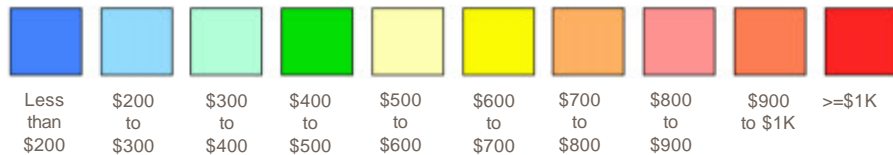
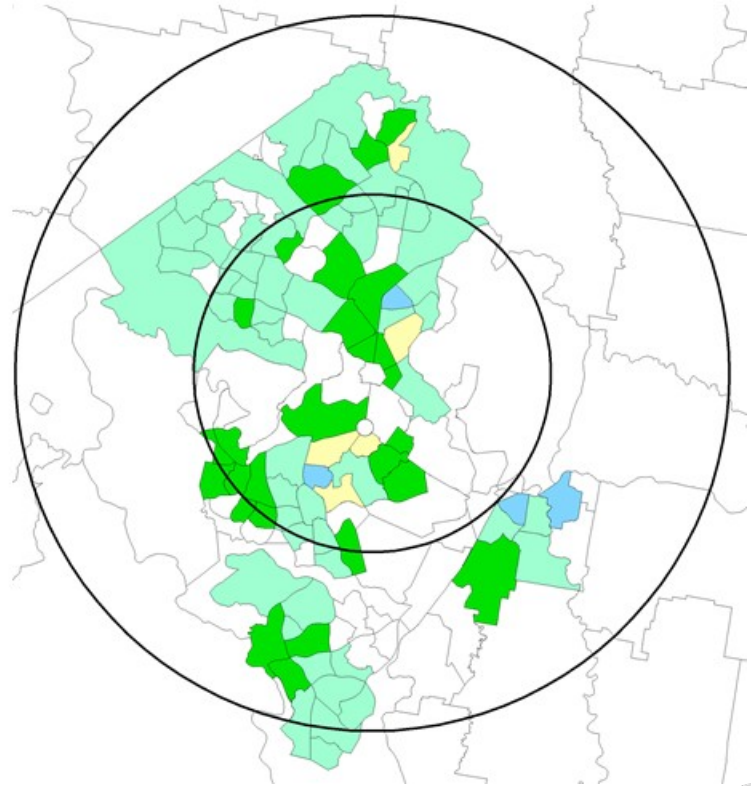


# Canberra rental rates by suburb

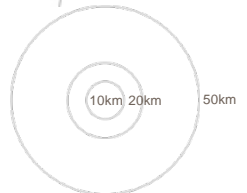
## HOUSES



## UNITS



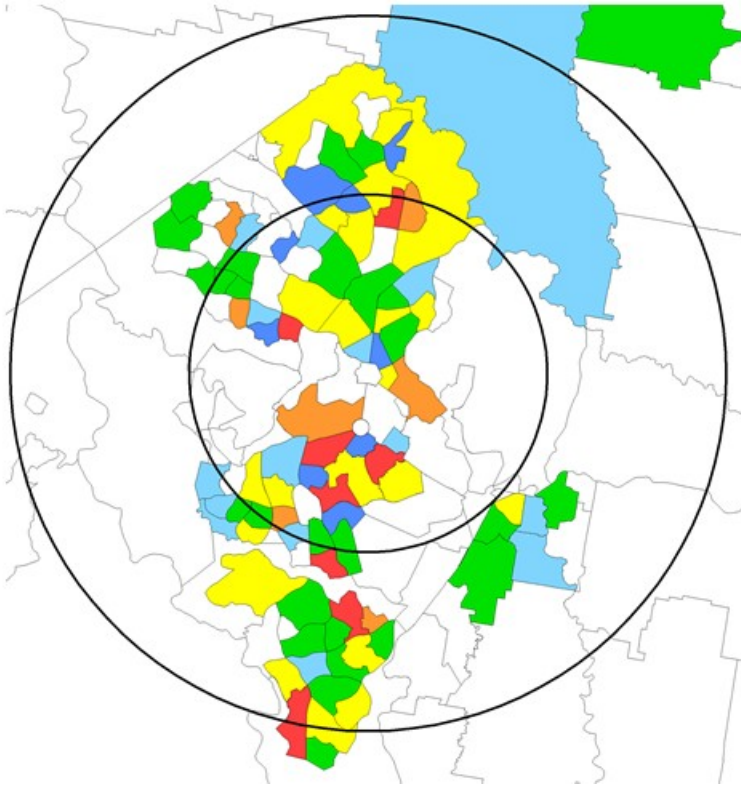
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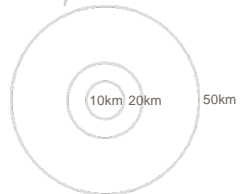
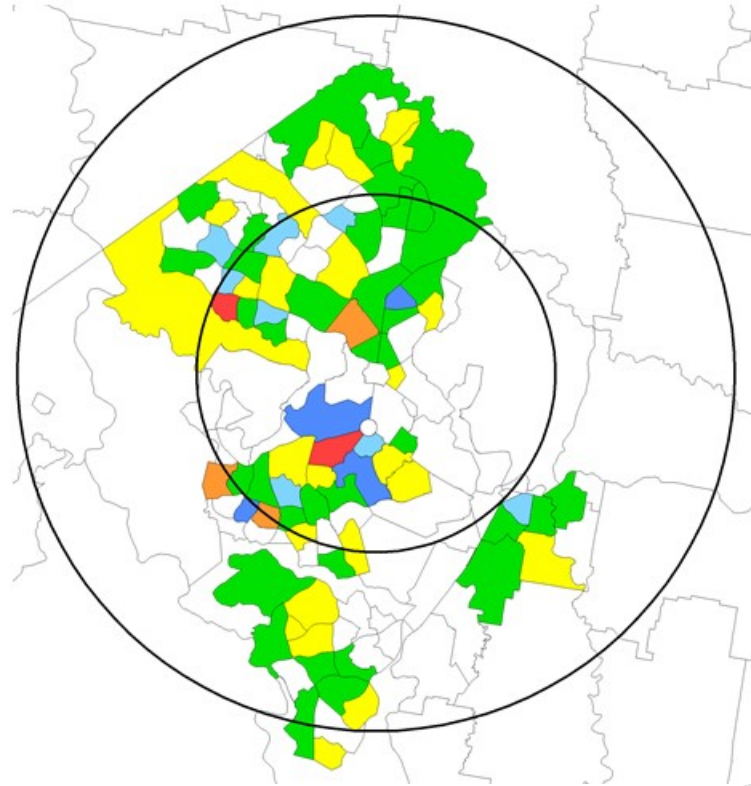
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# 12 mth change in Canberra rents by suburb

## HOUSES



## UNITS



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# 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.

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)

CoreLogic RP Data 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.

**Call us on 1300 734 318 or email us at [ask@corelogic.com.au](mailto:ask@corelogic.com.au) or visit us at [www.corelogic.com.au](http://www.corelogic.com.au)**



# 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 RP Data Indices:** The suite of CoreLogic RP Data Indices range from simple market measurements such as median prices through to repeat sales indices and our flagship hedonic home value indices. The CoreLogic RP Data 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 RP Data 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 RP Data 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 RP Data 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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*Better data*  
+ *Better analytics*  
**= Better decisions**