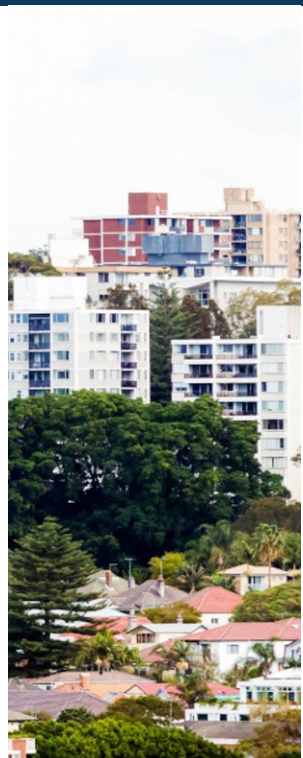




# EARLY MARKET INDICATORS

## State Level Reporting

Period Ending 31 July 2020





## 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.

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 times of uncertainty.

Our Early Market Indicators Report provides a series of real-time data points that indicate how the market is traversing currently. We anticipate the Early Market Indicators Report may assist with a wide range of property market insights, which include personal and business operations, revenue flows, credit and financial risk, wealth being held or generated, and performance benchmarked against rest of market.

The data in this 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 times 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 28 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 28 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 28 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.



## About this Report (cont.)

### Valuation Type

From the same system producing the Mortgage Activity Indicator, this data is then classified by valuation type; what methodology has been used for the valuation. See additional definitions in the Glossary of Terms at the end of this report regarding specific valuation types.

### 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.

***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.*



## Early Market Indicators reflect Australian housing market stability through July, but will be tested by conditions across Victoria

By Eliza Owen, Head of Research Australia

Australian housing values saw a third consecutive month of declines over July, with the CoreLogic home value index dropping 0.6% over the month. This is a slight improvement from June when the national series was down 0.7%.

Despite the decline in housing values, sales activity has trended higher since May. After home sales plunged by about one third in April, sales activity has consistently improved. CoreLogic estimates for national sales over the past three months were tracking 2.9% higher than the same period in 2019.

As with sales volumes, pre-listings activity has also shown a remarkable recovery across the country, indicating more vendors have tested the market as confidence recovers from the initial shock of social distancing restrictions. Pre-listings activity fell 60% below the equivalent 2019 prior to Easter, but in June and July were tracking much closer to 2019 levels. At the end of July 2020, pre-listings activity was just 1.4% below July 2019.

However, the Melbourne property market has taken a more significant hit from the onset of COVID-19, and a new round of restrictions will test levels of transaction activity. Property values have seen a cumulative decline of -3.5% since March. As a result, vendors are likely becoming more cautious about selling, and prospective buyers may wait to commit to property purchases. This is reflected in the CoreLogic Early Market Indicators for Victoria, where pre-listings activity is down 11.8% over the month, and new listings of property for sale fell 5.4%. Mortgage activity across Victoria for the purpose of purchase remain higher over July, up 19.0%, but this may slow in the coming months as stage 4 restrictions reduce turnover activity.

Notably, the ACT has proved a particularly resilient market since the onset of the pandemic, which is reflected in a strong uplift in transaction activity. Pre-listings activity rose 15.0% over the month of July. CoreLogic home value indices show that property values across the Territory increased 1.3% since the onset of restrictions in March. The resilience of this market can likely be attributed to the stronger labour market conditions across the ACT, along with extremely low numbers of coronavirus cases.

Overall, housing markets have weathered the COVID-19 storm much better than originally anticipated. The decline in home values has been orderly, with only modest reductions in most areas. Turnover recovered quickly from the initial shock of the pandemic, and demand is evident, as mortgage activity for the purpose of purchases increased 17.5% over July. The unprecedented level of fiscal support from federal and state governments, distressed borrower repayment holidays and record low interest rates are the key factors supporting demand and insulating home values.

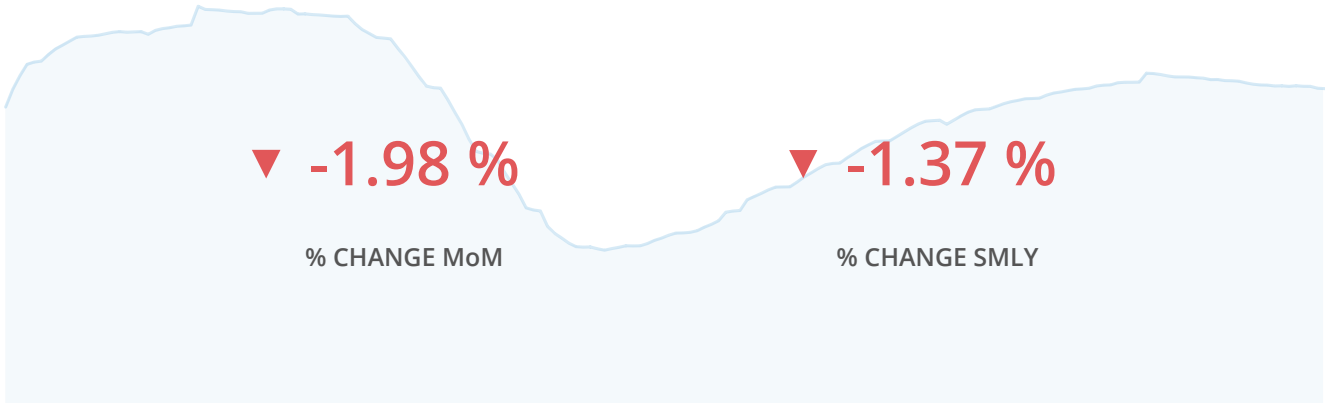
Summary of CoreLogic Home Value Index results as at 31/07/2020

	Capitals								Aggregate indices		
	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Combined capitals	Combined regional	National
<b>All Dwellings</b>											
<b>Month</b>	-0.9%	-1.2%	-0.4%	0.1%	-0.6%	-0.2%	-0.3%	0.6%	-0.8%	0.0%	-0.6%
<b>Quarter</b>	-2.1%	-3.2%	-0.9%	0.3%	-2.2%	0.9%	-1.6%	1.3%	-2.0%	-0.1%	-1.6%
<b>YTD</b>	2.2%	-0.7%	1.1%	1.3%	-1.1%	2.3%	0.7%	3.0%	0.9%	2.3%	1.2%
<b>Annual</b>	12.1%	8.7%	3.8%	2.4%	-2.5%	5.9%	-2.2%	7.2%	7.9%	3.9%	7.1%
<b>Total return</b>	15.3%	12.3%	7.7%	6.8%	1.6%	11.5%	4.5%	12.2%	11.5%	8.7%	10.9%
<b>Gross yield</b>	2.9%	3.2%	4.4%	4.4%	4.4%	4.8%	5.9%	4.6%	3.5%	4.9%	3.8%
<b>Median value</b>	\$866,110	\$678,334	\$502,167	\$441,826	\$439,092	\$486,771	\$384,533	\$641,360	\$637,270	\$395,129	\$552,912

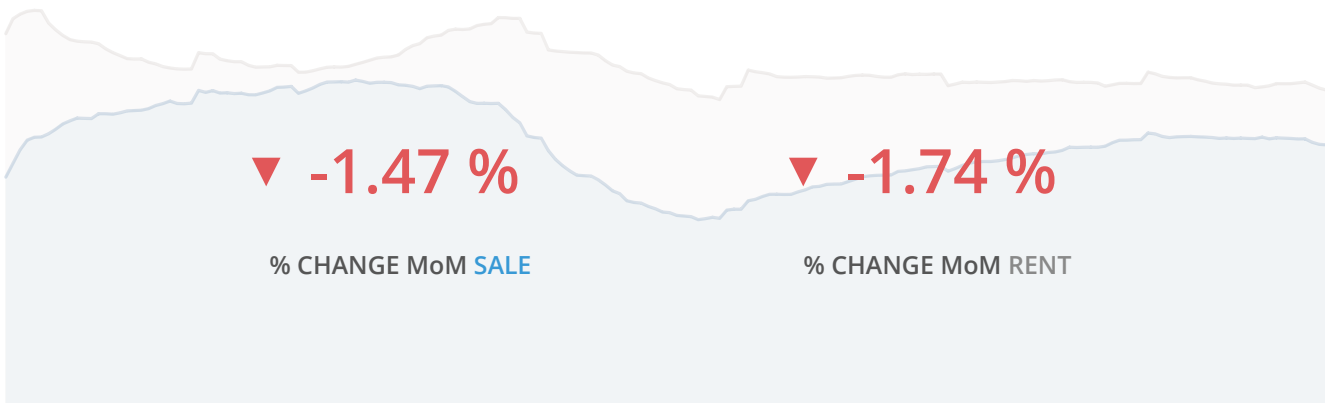


## Monthly Summary - as of 31/07/2020

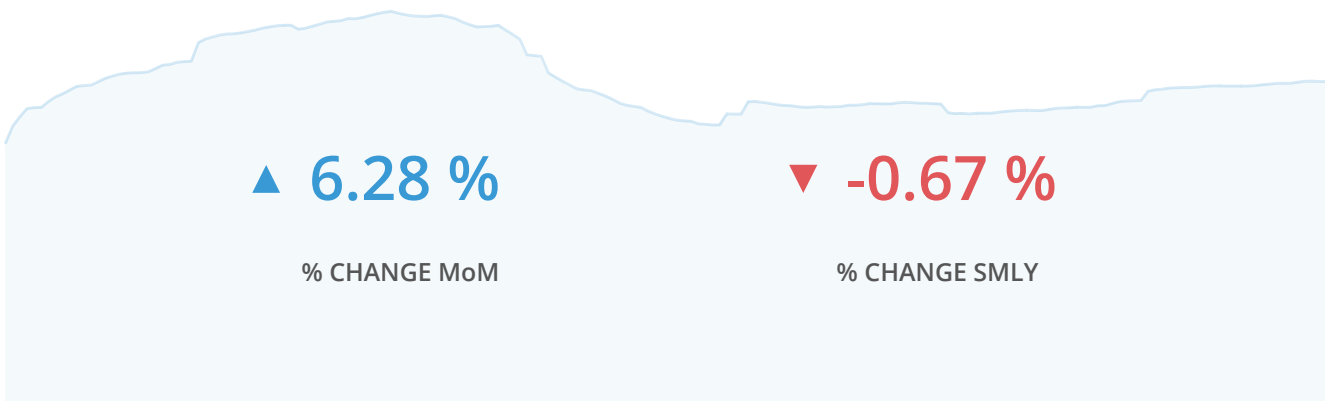
### Pre-Listing Activity



### Newly Advertised Properties - **For Sale** and **For Rent**



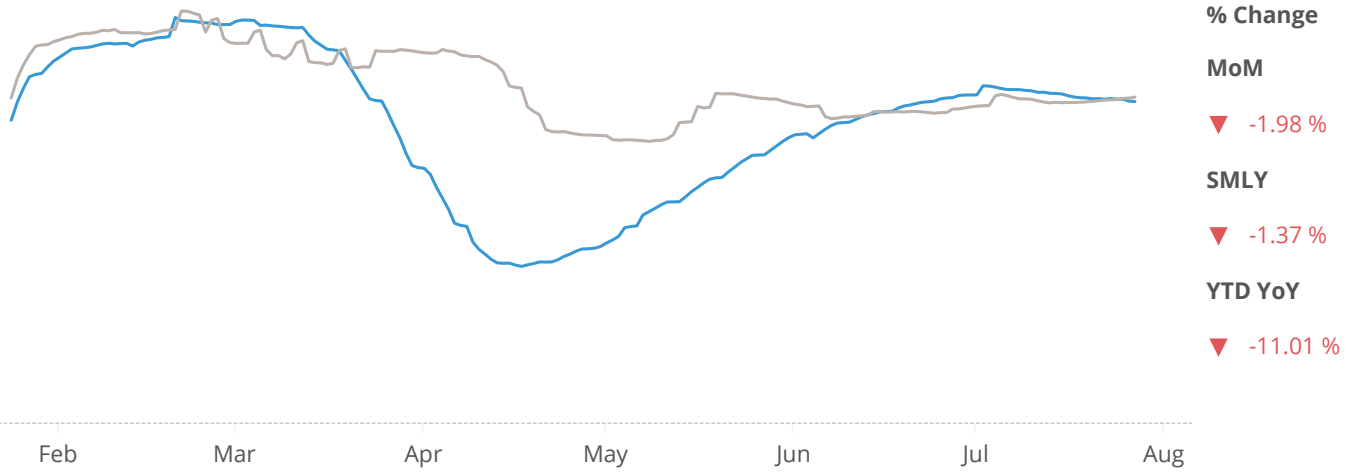
### Mortgage Activity





# Monthly Pre-Listing Activity Summary - National - as of 31/07/2020

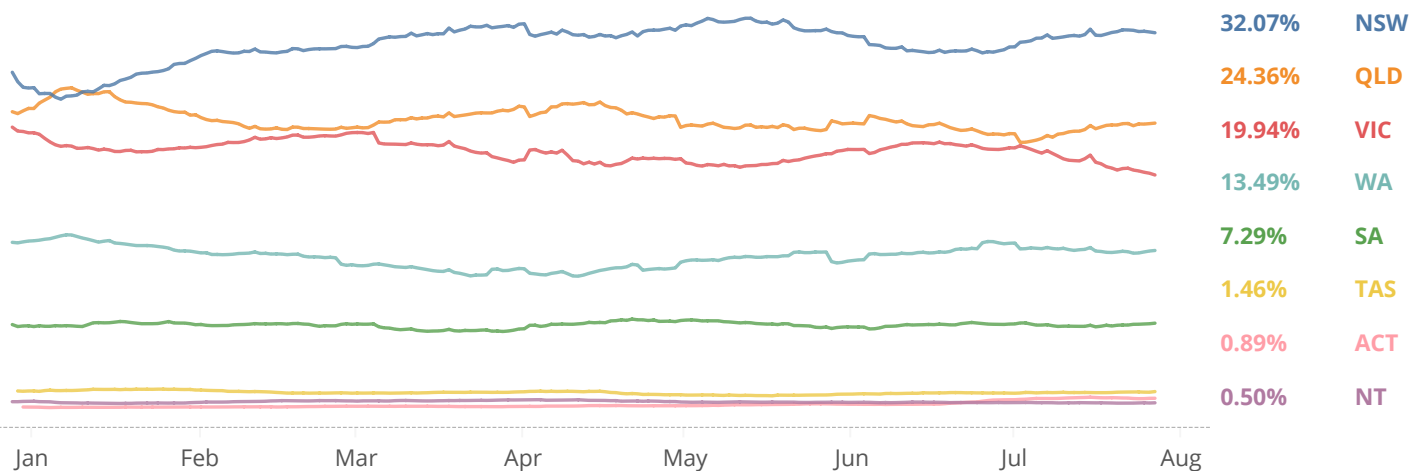
## Pre-Listing Activity Trend - 2020 vs 2019



## Pre-Listings Activity - State Summary

State	Market Share % (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
NSW	32.07%	▲ 2.66 %	▲ 8.52 %	▼ -6.18 %
QLD	24.36%	▲ 2.22 %	▼ -2.79 %	▼ -15.04 %
VIC	19.94%	▼ -11.83 %	▼ -13.97 %	▼ -9.62 %
WA	13.49%	▼ -5.98 %	▲ 1.24 %	▼ -15.27 %
SA	7.29%	▼ -0.53 %	▼ -7.64 %	▼ -14.17 %
TAS	1.46%	▲ 6.88 %	▼ -9.71 %	▼ -15.43 %
ACT	0.89%	▲ 14.95 %	▲ 418.06 %	▲ 101.20 %
NT	0.50%	▼ -4.32 %	▼ -9.85 %	▼ -8.99 %

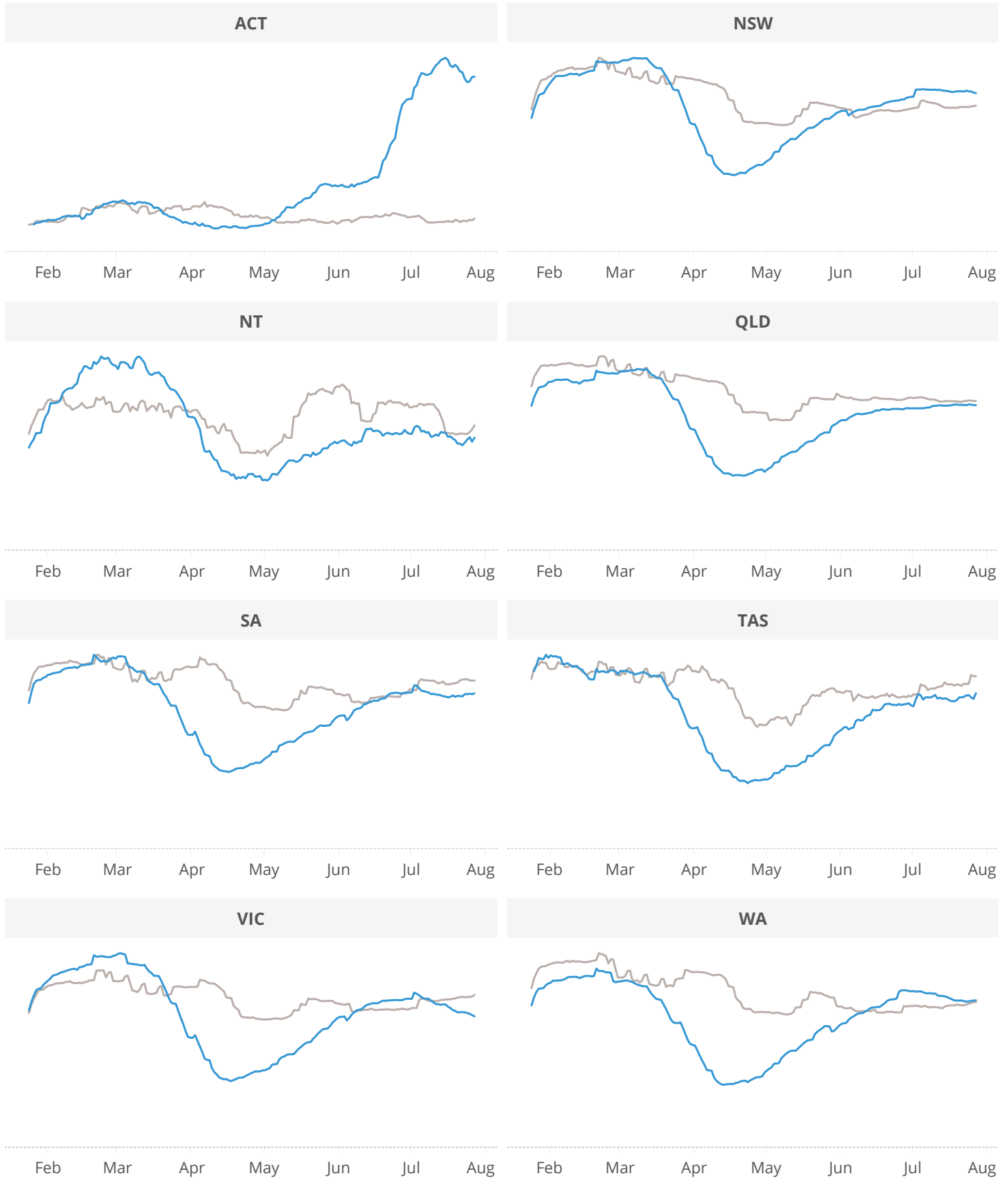
## Pre-Listings Activity - State Market Share





## Pre-Listing Activity by State - as of 31/07/2020

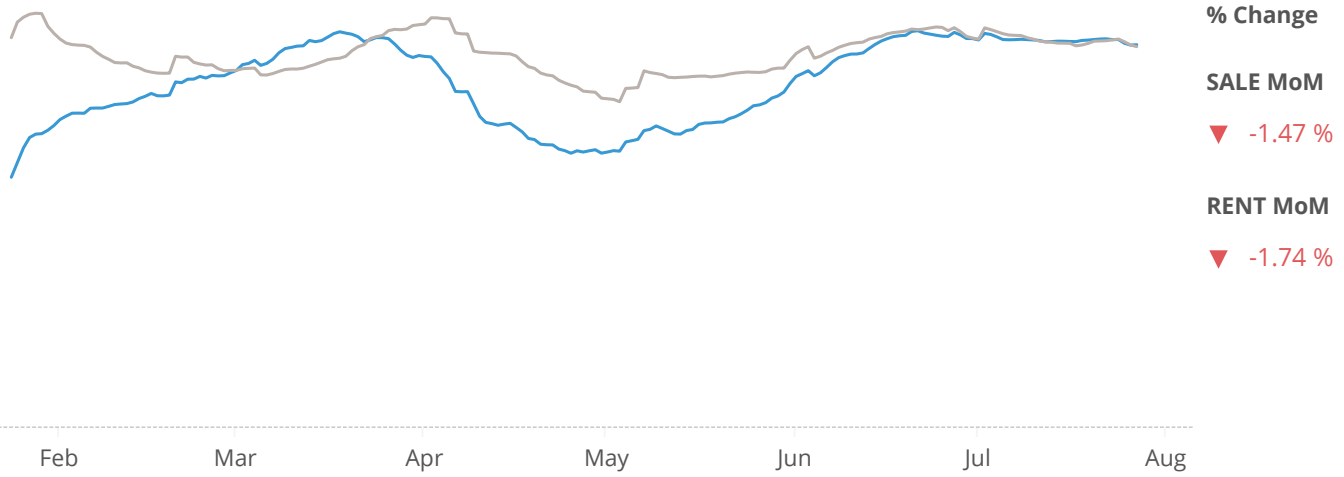
Monthly Trend - 2020 vs 2019





## Monthly Listings Summary - National - as of 31/07/2020

### Newly Advertised Properties - SALE and RENT



### Newly Advertised Properties - Sale by State

State	Market Share % (Current Month)	Market Share % (Last Month)	Volume % Change MoM
NSW	27.18 %	24.92 %	▲ 6.03 %
QLD	26.20 %	27.03 %	▼ -3.98 %
VIC	21.35 %	22.39 %	▼ -5.28 %
WA	16.01 %	16.43 %	▼ -3.58 %
SA	5.59 %	5.78 %	▼ -4.15 %
TAS	2.33 %	2.10 %	▲ 7.38 %
ACT	0.96 %	0.86 %	▲ 8.10 %
NT	0.40 %	0.48 %	▼ -15.43 %

### Newly Advertised Properties - Rent by State

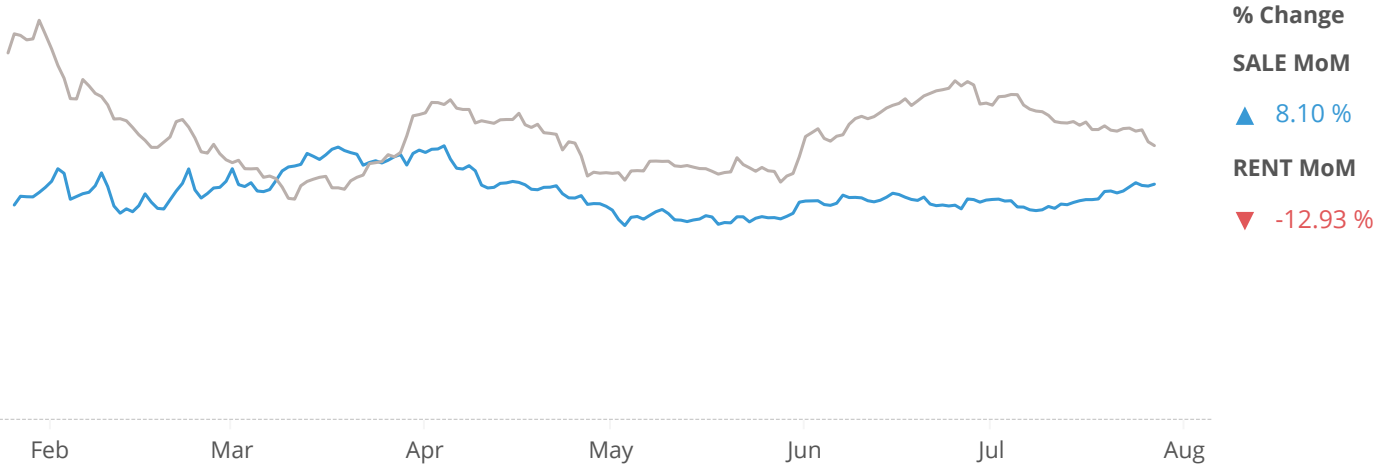
State	Market Share % (Current Month)	Market Share % (Last Month)	Volume % Change MoM
NSW	40.29 %	39.02 %	▲ 0.94 %
VIC	23.60 %	24.07 %	▼ -3.33 %
QLD	20.56 %	20.77 %	▼ -2.57 %
WA	9.18 %	9.61 %	▼ -5.44 %
SA	3.51 %	3.51 %	▼ -1.76 %
TAS	1.12 %	1.09 %	▲ 0.66 %
ACT	0.97 %	1.12 %	▼ -12.93 %
NT	0.77 %	0.80 %	▼ -5.15 %



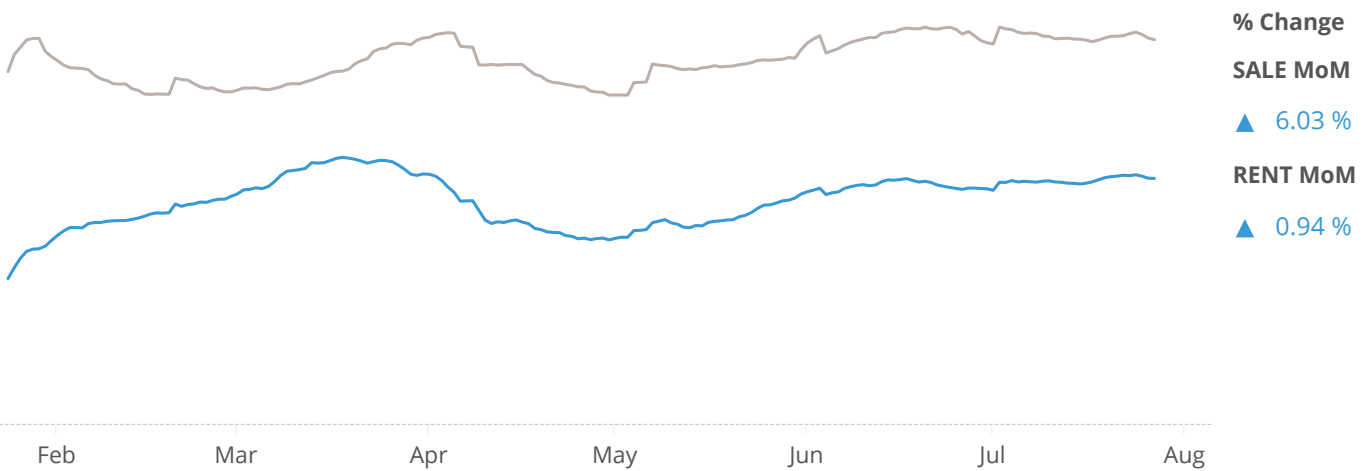


## Monthly Listings Trend by State - as of 31/07/2020

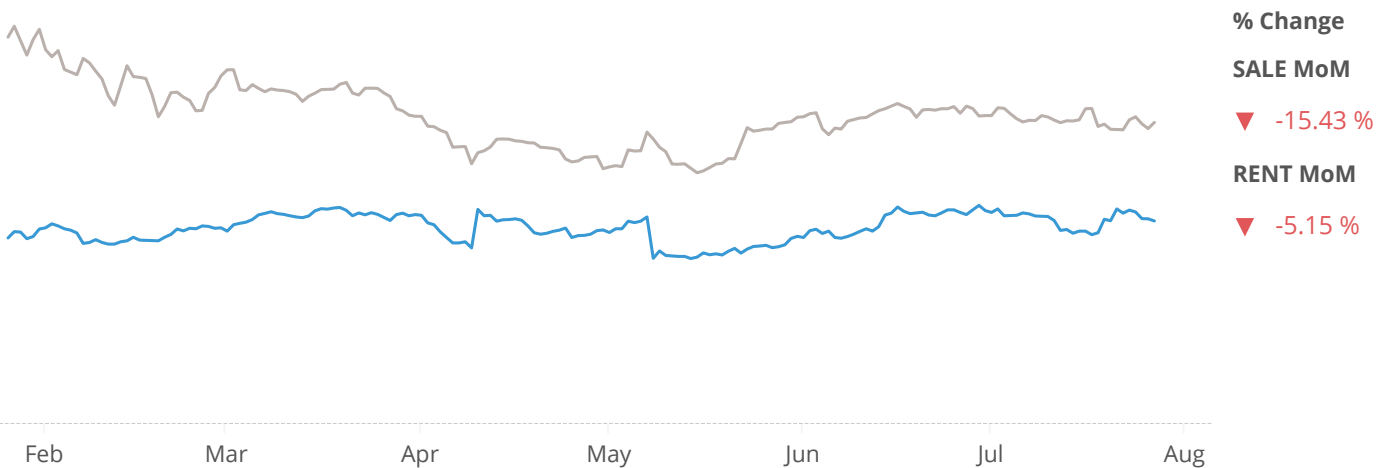
### Australian Capital Territory - **SALE** and **RENT**



### New South Wales - **SALE** and **RENT**



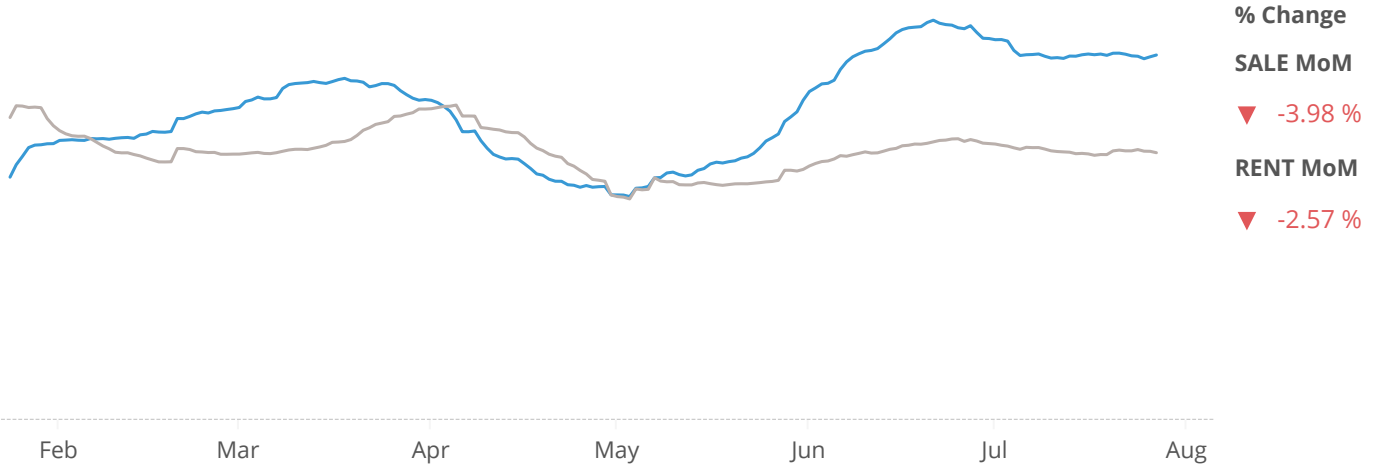
### Northern Territory - **SALE** and **RENT**



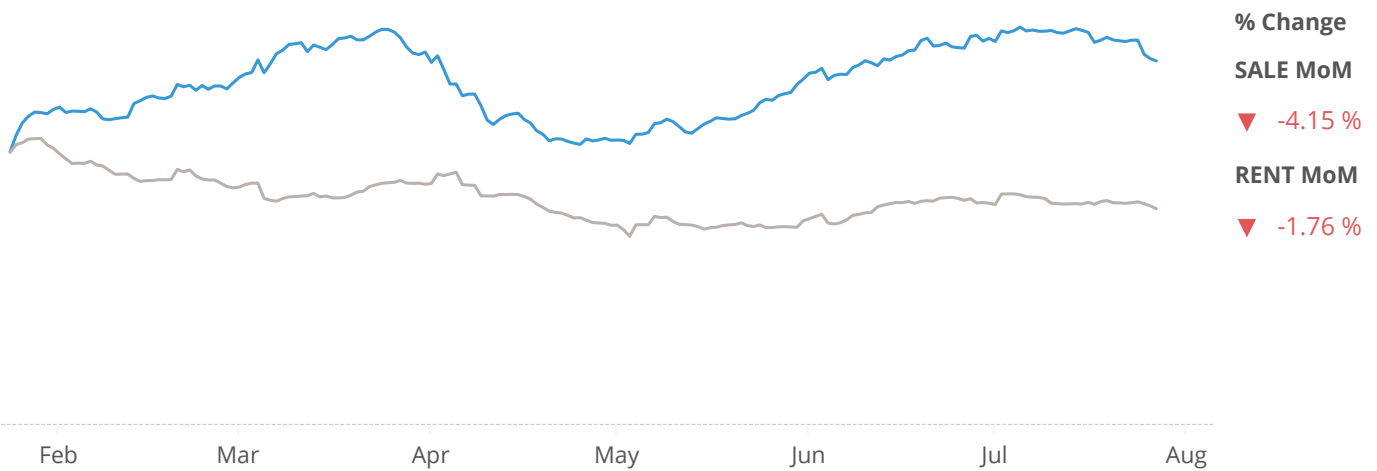


## Monthly Listings Trend by State - as of 31/07/2020

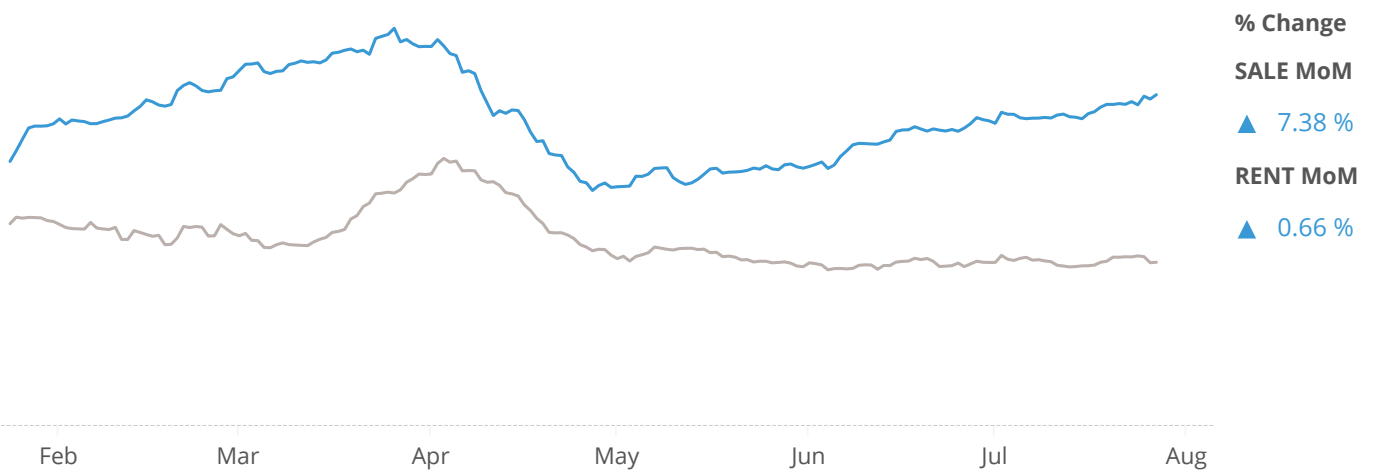
### Queensland - SALE and RENT



### South Australia - SALE and RENT



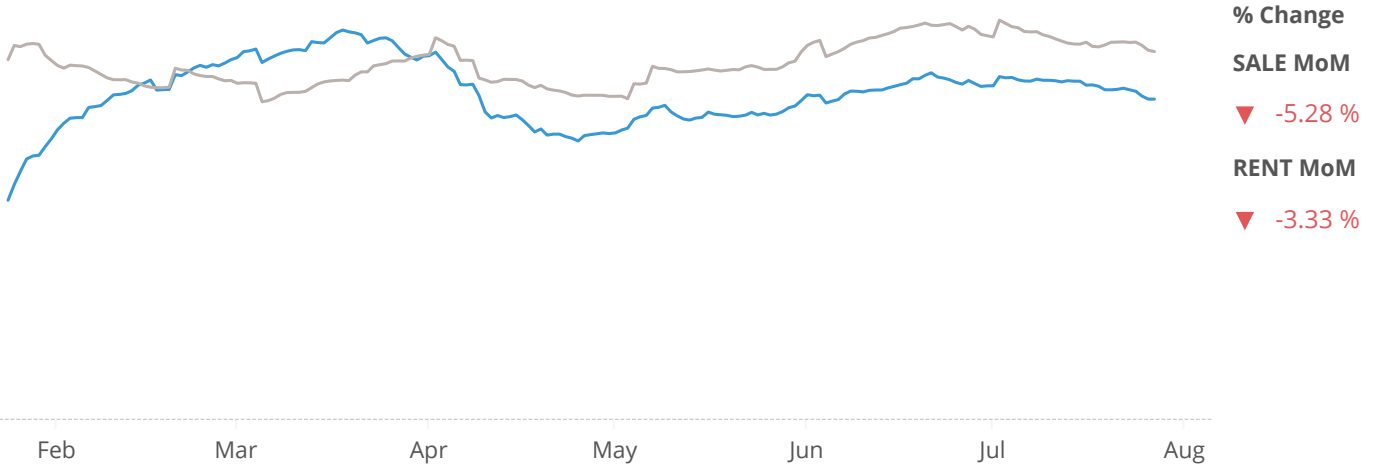
### Tasmania - SALE and RENT



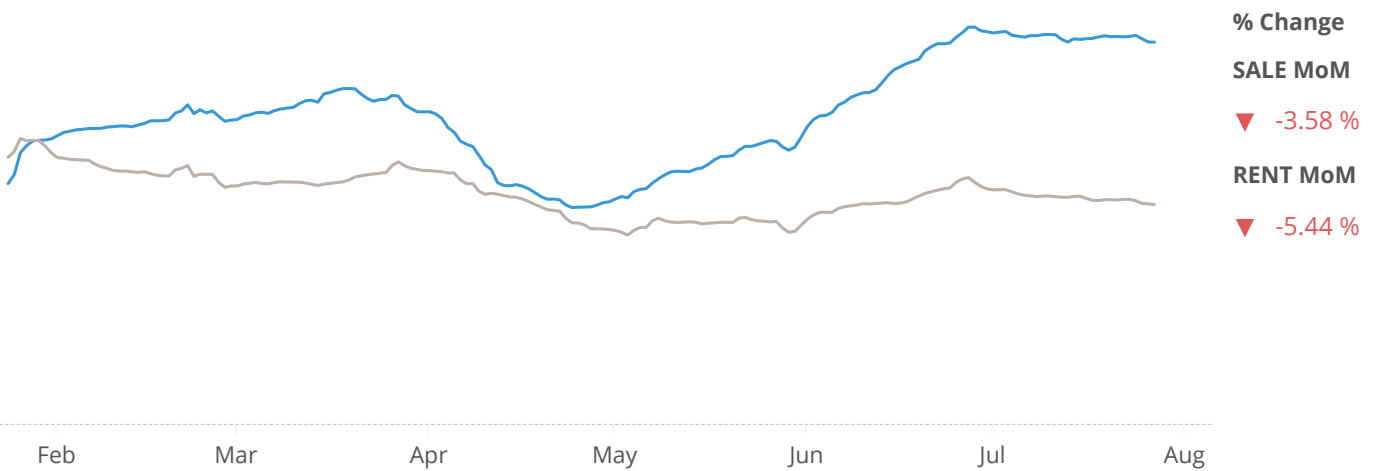


## Monthly Listings Trend by State - as of 31/07/2020

### Victoria - **SALE** and **RENT**

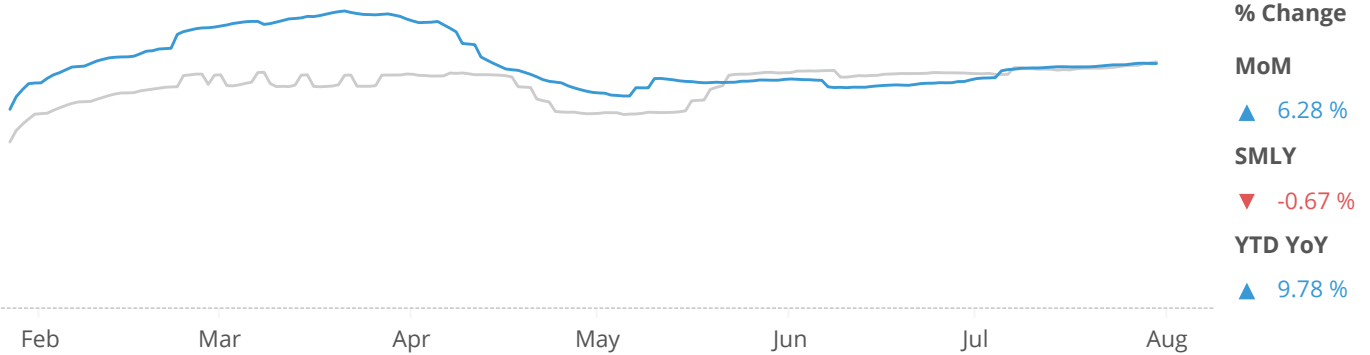


### Western Australia - **SALE** and **RENT**



# Monthly Mortgage Activity Summary - National - as of 31/07/2020

## Mortgage Activity



## Valuation Type

		% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Resi	Short Form	51.96 %	▲ 9.55 %	▼ -14.64 %	▼ -4.35 %
	AVM	17.39 %	▲ 5.42 %	▼ -28.85 %	▼ -7.37 %
	Kerbside	12.12 %	▼ -0.94 %	▲ 12.69 %	▲ 61.59 %
	Desktop	11.17 %	▲ 5.06 %	▲ 1.19 %	▲ 14.61 %
	Progress	5.76 %	▲ 2.61 %	▼ -10.65 %	▼ -7.68 %
	Long Form	1.19 %	▼ -1.95 %	▼ -2.00 %	▲ 2.82 %
	Contract of Sale	0.36 %	▲ 15.78 %	▼ -10.25 %	▲ 1.35 %
	MIP	0.05 %	▲ 13.04 %	▼ -42.01 %	▼ -27.55 %
Non-Resi	Commercial	59.20%	▲ 2.37 %	▼ -21.77 %	▼ -18.37 %
	Rural	37.99%	▲ 13.02 %	▲ 11.88 %	▼ -5.09 %
	Progress	1.71%	▼ -6.67 %	▼ -24.73 %	▲ 8.18 %
	Other	1.05%	▲ 79.17 %	▲ 53.57 %	▼ -29.66 %
	Long Form	0.05%	▲ 100.00 %	▼ -33.33 %	▼ -68.42 %

## Loan Purpose

	% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Refinance	65.16%	▲ 1.68 %	▲ 13.08 %	▲ 28.79 %
Purchase	24.94%	▲ 17.60 %	▲ 34.85 %	▲ 11.58 %
Construction	9.82%	▲ 24.52 %	▲ 46.14 %	▲ 11.26 %
MIP	0.07%	▼ -25.00 %	▼ -50.00 %	▼ -27.63 %

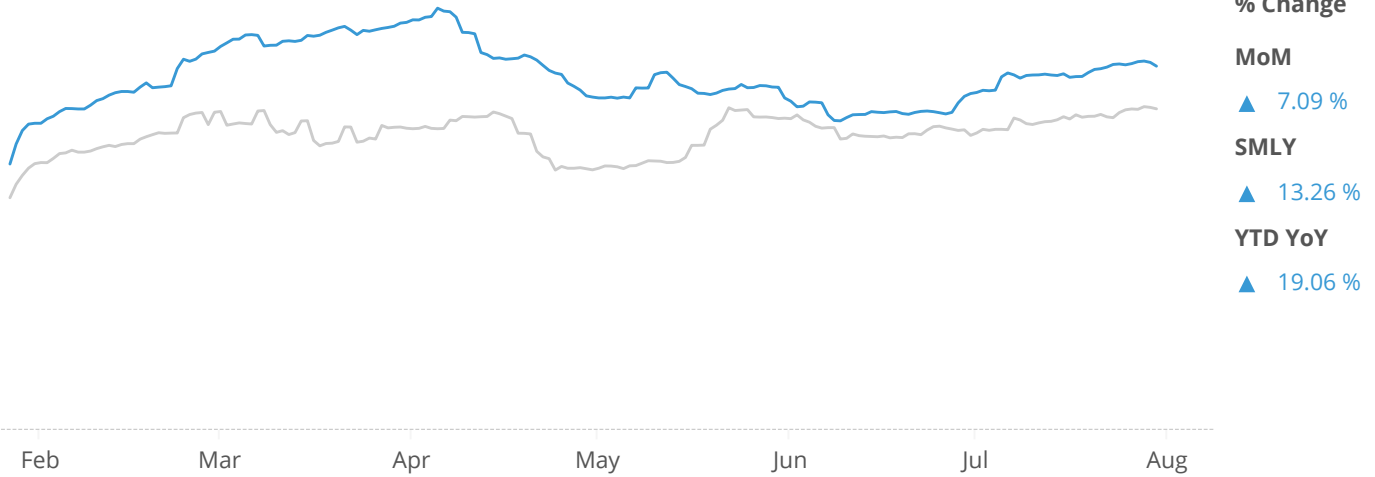
## State/Region Summary by Mortgage Activity

	Market Share % (Current Mon..)	% Change MoM	% Change SMLY	% Change YTD YoY
VIC	29.83%	▲ 9.72 %	▼ -3.43 %	▲ 11.30 %
NSW	28.07%	▲ 4.05 %	▼ -1.39 %	▲ 10.51 %
QLD	21.33%	▲ 5.16 %	▲ 1.24 %	▲ 9.46 %
WA	9.85%	▲ 4.42 %	▲ 3.24 %	▲ 6.64 %
SA	6.60%	▲ 7.29 %	▼ -1.45 %	▲ 6.54 %
ACT	2.09%	▲ 7.09 %	▲ 13.26 %	▲ 19.06 %
TAS	1.80%	▲ 7.36 %	▲ 2.46 %	▼ -2.24 %
NT	0.44%	▲ 0.47 %	▼ -1.84 %	▲ 5.00 %



## Monthly Mortgage Activity - ACT - as of 31/07/2020

### Mortgage Activity



### Valuation Type

		% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Resi	Short Form	52.44 %	▲ 20.14 %	▲ 15.42 %	▲ 7.58 %
	AVM	21.73 %	▼ -7.45 %	▼ -28.78 %	▼ -0.81 %
	Desktop	10.86 %	▼ -5.39 %	▲ 0.52 %	▲ 118.20 %
	Kerbside	9.86 %	▼ -2.66 %	▲ 42.93 %	▲ 7.18 %
	Progress	4.17 %	▲ 0.65 %	▼ -10.86 %	▼ -2.00 %
	Long Form	0.67 %	▲ 16.67 %	▲ 61.54 %	▲ 15.79 %
	Contract of Sale	0.27 %	▼ -11.11 %	▼ -38.46 %	▼ -28.43 %
Non-Resi	Commercial	100.00%	▲ 17.86 %	▲ 10.00 %	▼ -6.05 %

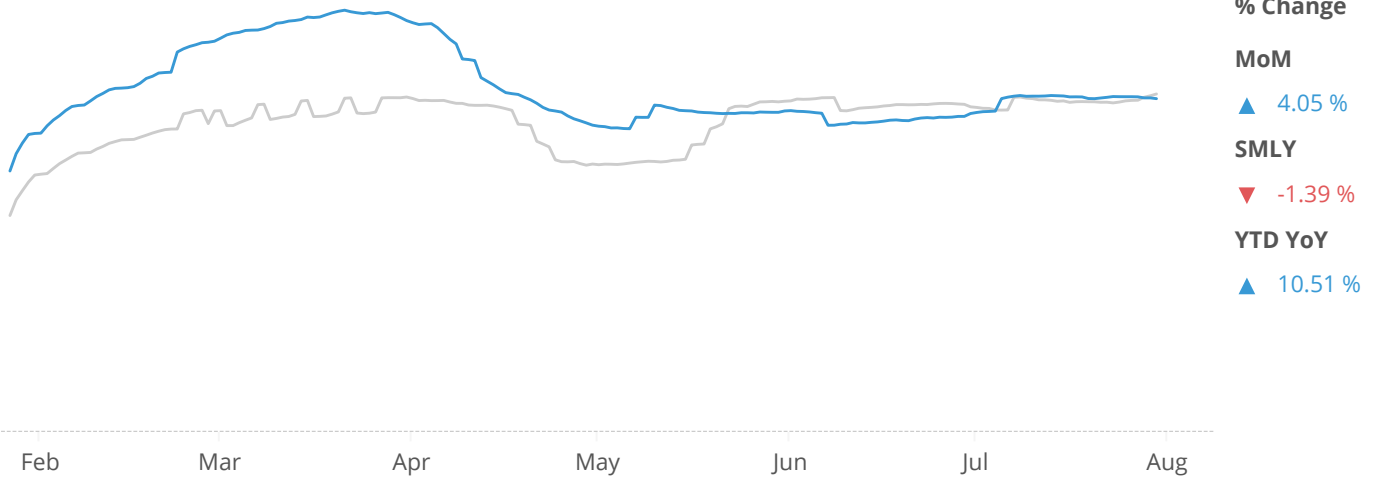
### Loan Purpose

	% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Refinance	66.73%	▲ 3.55 %	▲ 23.28 %	▲ 35.31 %
Purchase	28.04%	▲ 58.16 %	▲ 89.59 %	▲ 28.94 %
Construction	5.23%	▲ 15.46 %	▲ 41.77 %	▲ 14.52 %
MIP	0.00%	—	▼ -100.00 %	▼ -33.33 %



# Monthly Mortgage Activity - NSW - as of 31/07/2020

## Mortgage Activity



## Valuation Type

		% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Resi	Short Form	50.55 %	▲ 5.11 %	▼ -16.96 %	▼ -3.53 %
	AVM	18.76 %	▲ 3.96 %	▼ -22.58 %	▼ -3.95 %
	Desktop	12.01 %	▲ 11.27 %	▲ 5.39 %	▲ 14.42 %
	Kerbside	11.93 %	▼ -3.25 %	▲ 18.92 %	▲ 72.33 %
	Progress	4.56 %	▲ 0.79 %	▼ -22.64 %	▼ -15.19 %
	Long Form	1.76 %	▼ -7.33 %	▲ 5.57 %	▲ 12.36 %
	Contract of Sale	0.43 %	▼ -0.60 %	▼ -1.18 %	▲ 7.03 %
	MIP	0.01 %	▼ -9.09 %	▼ -9.09 %	▼ -22.78 %
Non-Resi	Commercial	56.67%	▼ -4.87 %	▼ -23.40 %	▼ -14.80 %
	Rural	41.92%	▲ 19.91 %	▲ 9.52 %	▼ -7.96 %
	Progress	0.75%	▼ -40.00 %	▼ -35.71 %	▼ -21.05 %
	Other	0.66%	▼ -11.11 %	▼ -11.11 %	▼ -17.48 %

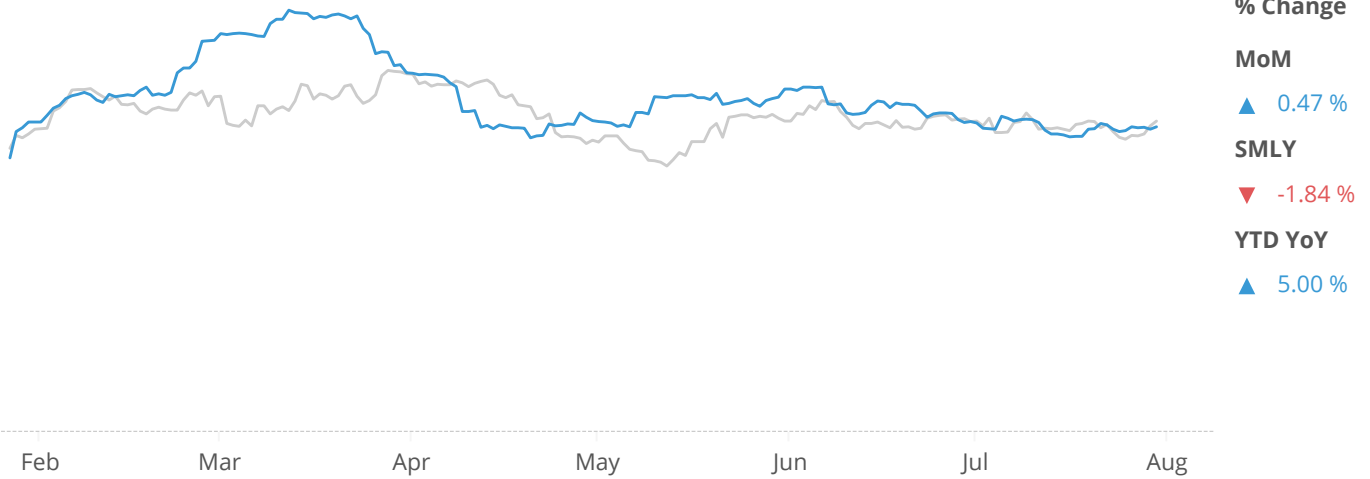
## Loan Purpose

	% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Refinance	68.21%	▲ 2.49 %	▲ 18.03 %	▲ 30.92 %
Purchase	24.83%	▲ 10.87 %	▲ 17.68 %	▲ 6.29 %
Construction	6.94%	▲ 16.45 %	▲ 35.45 %	▲ 4.63 %
MIP	0.02%	▼ -44.44 %	▼ -16.67 %	▼ -22.60 %



## Monthly Mortgage Activity - NT - as of 31/07/2020

### Mortgage Activity



### Valuation Type

		% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Resi	Short Form	56.82 %	▲ 4.64 %	▼ -15.94 %	▼ -6.18 %
	Kerbside	17.37 %	▼ -6.96 %	▲ 25.88 %	▼ -37.40 %
	AVM	14.61 %	▲ 15.38 %	▼ -52.63 %	▲ 51.09 %
	Desktop	8.12 %	▼ -13.79 %	▼ -15.25 %	▲ 16.15 %
	Progress	2.44 %	▲ 8.70 %	▼ -26.47 %	▼ -15.73 %
	MIP	0.65 %	▲ 75.00 %	▼ -36.36 %	▲ 8.77 %
Non-Resi	Commercial	50.00%	▼ -29.41 %	▼ -40.00 %	▼ -29.23 %
	Rural	50.00%	▲ 500.00 %	▲ 100.00 %	▼ -38.78 %

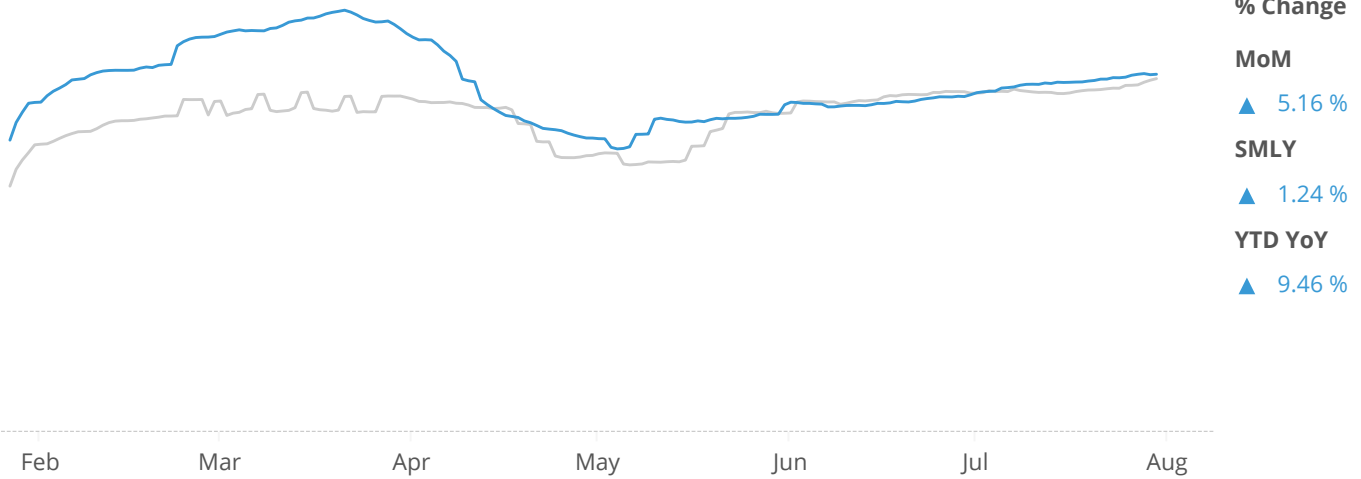
### Loan Purpose

	% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Refinance	73.48%	▼ -1.58 %	▲ 25.93 %	▲ 22.36 %
Purchase	19.65%	▼ -18.70 %	▲ 38.89 %	▲ 22.85 %
Construction	6.29%	▼ -13.51 %	▲ 33.33 %	▲ 29.02 %
MIP	0.59%	▼ -50.00 %	▼ -25.00 %	▲ 5.36 %



## Monthly Mortgage Activity - QLD - as of 31/07/2020

### Mortgage Activity



### Valuation Type

		% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Resi	Short Form	55.13 %	▲ 9.01 %	▼ -12.76 %	▼ -3.32 %
	AVM	16.71 %	▲ 1.64 %	▼ -36.11 %	▼ -12.93 %
	Kerbside	10.92 %	▲ 3.45 %	▲ 8.43 %	▲ 52.19 %
	Desktop	10.33 %	▲ 0.23 %	▲ 5.44 %	▲ 16.89 %
	Progress	5.57 %	▲ 1.73 %	▼ -5.79 %	▼ -10.02 %
	Long Form	0.81 %	▼ -0.38 %	▲ 21.30 %	▲ 7.22 %
	Contract of Sale	0.41 %	▲ 16.04 %	▼ -20.65 %	▲ 10.15 %
	MIP	0.11 %	▲ 21.57 %	▼ -47.01 %	▼ -29.98 %
Non-Resi	Commercial	51.34%	▼ -11.79 %	▼ -24.78 %	▼ -15.30 %
	Rural	44.58%	▲ 8.21 %	▲ 35.76 %	▲ 5.47 %
	Other	3.18%	▲ 113.33 %	▲ 77.78 %	▲ 153.81 %
	Progress	0.90%	▲ 12.50 %	▲ 28.57 %	▼ -21.05 %

### Loan Purpose

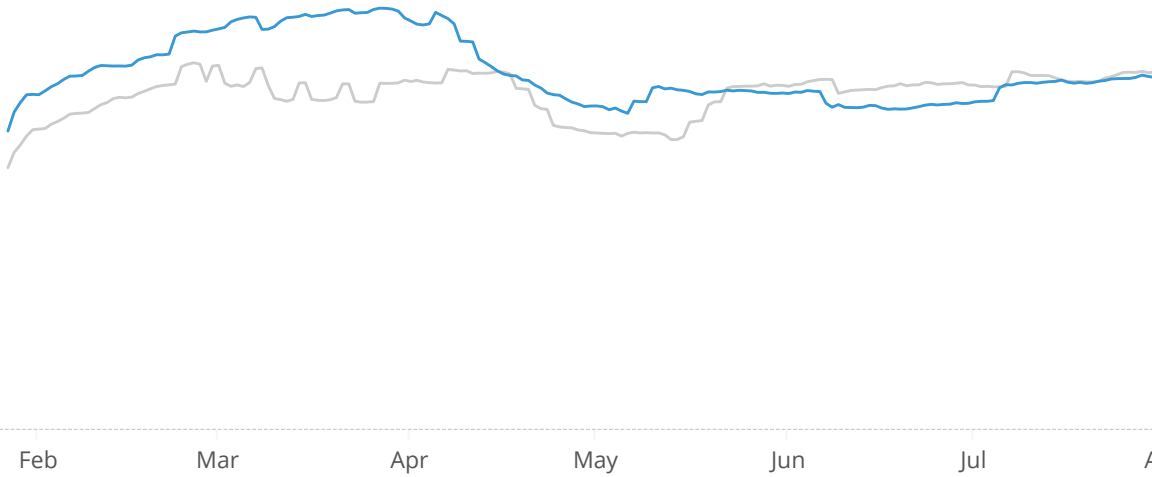
	% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Refinance	61.48%	▼ -2.04 %	▲ 11.22 %	▲ 25.37 %
Purchase	25.55%	▲ 15.57 %	▲ 32.13 %	▲ 8.57 %
Construction	12.82%	▲ 37.95 %	▲ 60.12 %	▲ 9.08 %
MIP	0.14%	▼ -23.81 %	▼ -51.52 %	▼ -29.76 %





# Monthly Mortgage Activity - SA - as of 31/07/2020

## Mortgage Activity



**% Change**

**MoM**

▲ 7.29 %

**SMLY**

▼ -1.45 %

**YTD YoY**

▲ 6.54 %

## Valuation Type

		% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Resi	Short Form	52.15 %	▲ 7.23 %	▼ -14.83 %	▼ -7.79 %
	AVM	18.60 %	▲ 7.41 %	▼ -24.91 %	▼ -3.44 %
	Desktop	11.40 %	▲ 6.44 %	▼ -10.13 %	▲ 64.39 %
	Kerbside	10.59 %	▲ 0.10 %	▲ 17.46 %	▲ 4.06 %
	Progress	6.34 %	▲ 17.00 %	▲ 1.60 %	▲ 0.24 %
	Long Form	0.76 %	▼ -3.90 %	▼ -7.50 %	▼ -14.98 %
	Contract of Sale	0.15 %	▲ 250.00 %	▼ -30.00 %	▼ -16.05 %
	MIP	0.01 %	▼ -21.43 %	▼ -42.11 %	▼ -16.05 %
Non-Resi	Commercial	59.29%	▲ 13.56 %	▼ -7.59 %	▼ -28.28 %
	Rural	39.38%	▲ 12.66 %	▼ -12.75 %	▼ -22.65 %
	Progress	1.33%	▼ -50.00 %	▼ -62.50 %	▼ -43.84 %

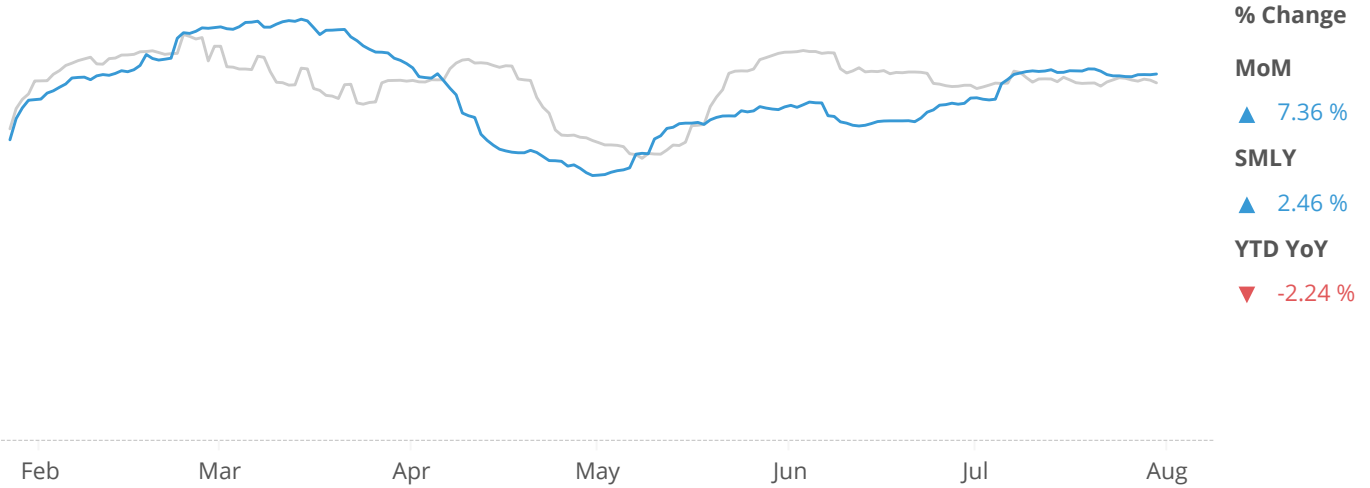
## Loan Purpose

	% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Refinance	66.95%	▲ 1.37 %	▲ 8.36 %	▲ 23.05 %
Purchase	23.60%	▲ 20.57 %	▲ 61.69 %	▲ 12.14 %
Construction	9.40%	▲ 18.01 %	▲ 35.44 %	▼ -3.57 %
MIP	0.04%	▼ -50.00 %	▼ -57.14 %	▼ -6.78 %



## Monthly Mortgage Activity - TAS - as of 31/07/2020

### Mortgage Activity



### Valuation Type

		% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Resi	Short Form	55.53 %	▲ 8.09 %	▼ -14.46 %	▼ -13.66 %
	AVM	17.24 %	▼ -1.14 %	▼ -33.69 %	▼ -23.95 %
	Kerbside	12.06 %	▲ 12.64 %	▲ 37.10 %	▲ 60.44 %
	Desktop	8.28 %	▲ 1.17 %	▼ -7.83 %	▲ 17.72 %
	Progress	4.94 %	▲ 23.24 %	▼ -5.41 %	▼ -5.83 %
	Long Form	1.83 %	▲ 7.14 %	▼ -3.23 %	▲ 8.31 %
	Contract of Sale	0.12 %	▼ -25.00 %	— 0.00 %	▲ 8.31 %
Non-Resi	Commercial	57.14%	▲ 14.29 %	▼ -24.53 %	▼ -22.73 %
	Rural	40.00%	▼ -20.00 %	▼ -22.22 %	▼ -22.41 %
	Progress	2.86%	▲ 100.00 %	▲ 100.00 %	▲ 9.79 %

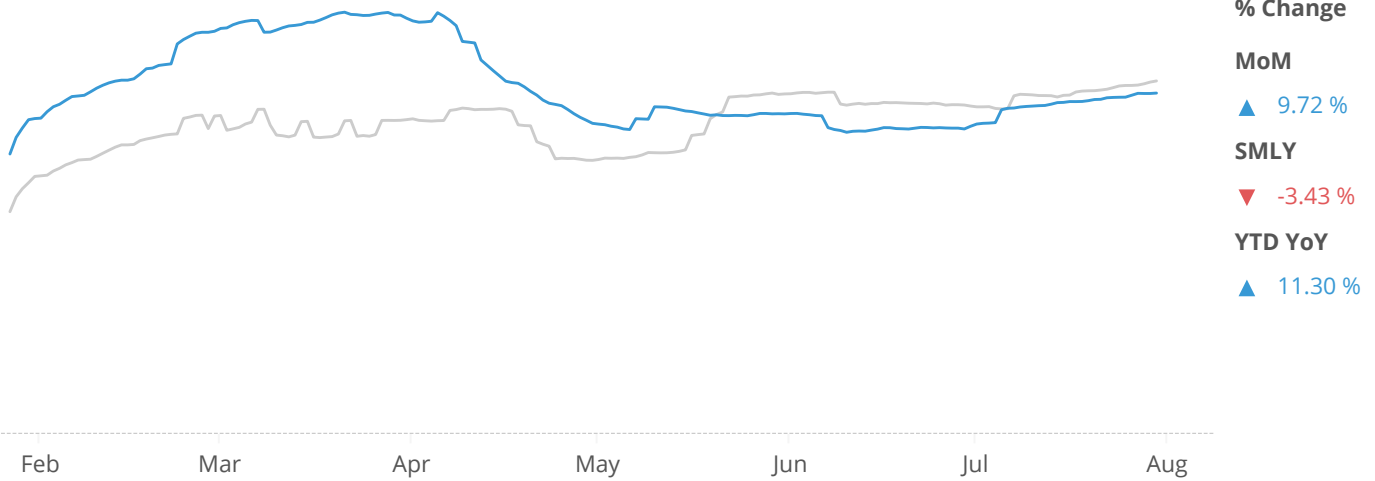
### Loan Purpose

	% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Refinance	62.55%	▲ 1.54 %	▲ 17.61 %	▲ 23.09 %
Purchase	30.62%	▲ 25.97 %	▲ 85.94 %	▲ 12.61 %
Construction	6.84%	▲ 36.84 %	▲ 49.43 %	▼ -3.67 %
MIP	0.00%	—	▼ -100.00 %	▼ -26.32 %



## Monthly Mortgage Activity - VIC - as of 31/07/2020

### Mortgage Activity



### Valuation Type

		% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Resi	Short Form	48.95 %	▲ 14.97 %	▼ -18.67 %	▼ -4.67 %
	AVM	17.87 %	▲ 12.85 %	▼ -23.37 %	▼ -1.72 %
	Kerbside	13.06 %	▼ -0.69 %	▲ 10.06 %	▲ 55.03 %
	Desktop	11.06 %	▲ 4.48 %	▼ -5.29 %	▲ 16.08 %
	Progress	7.56 %	▲ 2.62 %	▼ -5.83 %	▼ -0.79 %
	Long Form	1.11 %	▼ -2.25 %	▼ -21.54 %	▼ -6.72 %
	Contract of Sale	0.38 %	▲ 24.60 %	▼ -9.77 %	▼ -2.07 %
	MIP	0.02 %	▲ 160.00 %	▼ -7.14 %	▼ -18.10 %
Non-Resi	Commercial	64.45%	▲ 20.66 %	▼ -25.22 %	▼ -23.36 %
	Rural	32.01%	▲ 16.56 %	▲ 4.68 %	▼ -0.56 %
	Progress	3.45%	▲ 2.50 %	▼ -33.87 %	▼ -33.88 %
	Long Form	0.08%	—	— 0.00 %	▼ -57.14 %

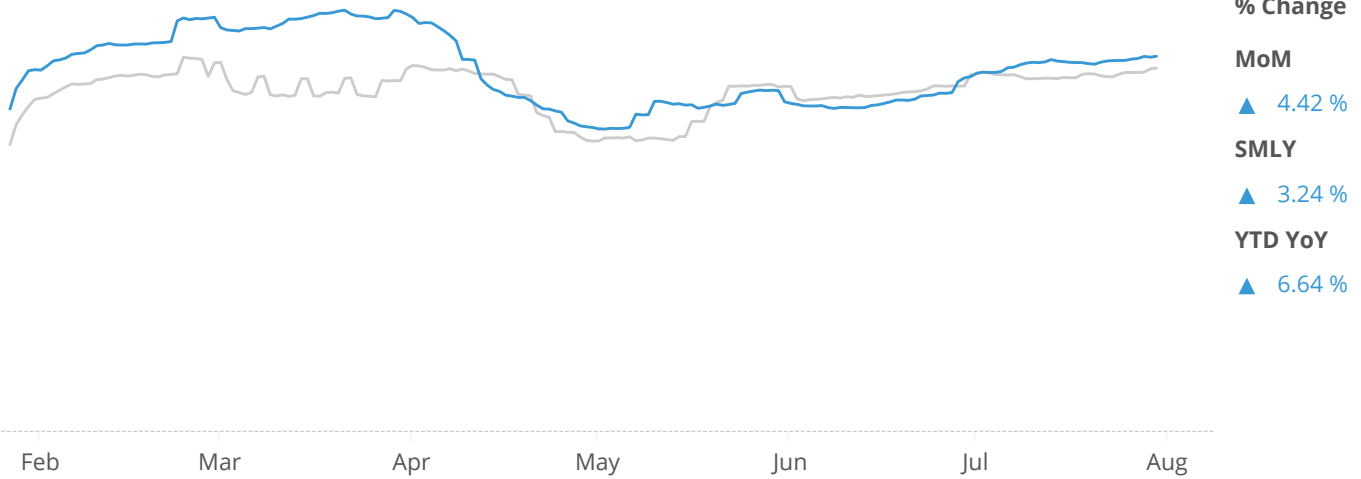
### Loan Purpose

	% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Refinance	63.28%	▲ 4.28 %	▲ 7.75 %	▲ 31.68 %
Purchase	25.83%	▲ 19.07 %	▲ 33.55 %	▲ 15.77 %
Construction	10.86%	▲ 10.99 %	▲ 35.64 %	▲ 19.20 %
MIP	0.02%	▲ 20.00 %	▼ -40.00 %	▼ -19.30 %



# Monthly Mortgage Activity - WA - as of 31/07/2020

## Mortgage Activity



## Valuation Type

		% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Resi	Short Form	57.16 %	▲ 8.55 %	▼ -5.23 %	▼ -5.64 %
	Kerbside	13.70 %	▼ -4.05 %	▲ 3.67 %	▲ 63.96 %
	AVM	11.88 %	▼ -2.43 %	▼ -47.64 %	▼ -19.58 %
	Desktop	11.56 %	▲ 2.99 %	▲ 11.33 %	▲ 15.04 %
	Progress	4.37 %	▼ -5.52 %	▼ -17.51 %	▼ -16.32 %
	Long Form	0.99 %	▲ 29.84 %	▲ 15.83 %	▼ -1.09 %
	Contract of Sale	0.20 %	▲ 92.86 %	▲ 22.73 %	▼ -20.93 %
	MIP	0.15 %	— 0.00 %	▼ -44.09 %	▼ -20.93 %
Non-Resi	Commercial	70.69%	▲ 2.18 %	▼ -4.49 %	▼ -33.38 %
	Rural	26.28%	▼ -8.42 %	▼ -2.25 %	▼ -15.76 %
	Progress	1.81%	▲ 100.00 %	▲ 500.00 %	▼ -14.95 %
	Other	0.91%	—	▲ 200.00 %	▲ 133.33 %
	Long Form	0.30%	—	—	▼ -18.18 %

## Loan Purpose

		% of Total (Current Month)	% Change MoM	% Change SMLY	% Change YTD YoY
Refinance		68.16%	▲ 0.08 %	▲ 17.72 %	▲ 26.01 %
Purchase		21.15%	▲ 32.91 %	▲ 86.48 %	▲ 20.52 %
Construction		10.46%	▲ 69.44 %	▲ 79.76 %	▲ 16.43 %
MIP		0.23%	▼ -18.75 %	▼ -52.73 %	▼ -33.79 %



## 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

### VALUATION TYPE CATEGORY

**Resi:** Residential Valuations

**Non-Resi:** Commercial/Rural Valuations

### VALUATION TYPE

**Short Form:** A short form valuation, also known as a PropertyPRO report, requires an internal and external inspection of the property by a qualified valuer to determine the current market value of the property.

**AVM:** An Automated Valuation Model (AVM) is a computer-generated modelled estimate of the market value of a given residential property at a point in time. The estimate is generated using a combination of modelling approaches, which use information regarding the particular property and surrounding property market at the time of estimation. It does not involve an internal inspection of the property and does not require input from a valuer.

**Kerbside:** A Kerbside assessment requires an external sighting of the property from the street by a qualified valuer to provide an assessed value range. It does not involve an internal inspection of the property.



## Glossary of Terms (cont.)

**Desktop:** A desktop assessment is undertaken remotely by a qualified valuer, based on available data to provide an assessed value for the property. It does not involve an external or internal inspection of the property.

**Progress:** A progress inspection is an inspection of a property under construction to release funds based on the progress stage of construction and the original construction valuation.

**Long Form:** Long Form valuations are usually completed when the valuation of the subject property is beyond the scope of a **Short Form** valuation (e.g. complexity or above a set value cap).

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