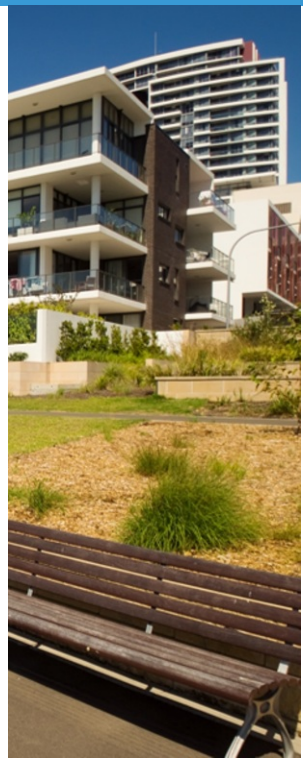




# EARLY MARKET INDICATORS

Clarity in uncertain times





## About this Report

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

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

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

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

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

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

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

We will continue to enhance this report in the coming weeks with more data points we consider to be key leading indicators.

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

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

A Comparative Market Analysis (CMA) is a report generated by real estate agents to enhance their conversations with potential customers who are looking at selling their property. CoreLogic is a market leading source of CMA reports, used by real estate agencies across Australia. The volume of CMA reports generated is one of the earliest indicators we have for turnover in the property market, with the volume of CMA generation leading the volume of new residential property listings by about two weeks.

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

The majority of lenders across Australia use CoreLogic systems to manage and order the property valuations they need in order to process loans. Lenders use 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 this leading indication of lending activity across the market. This is able to be indicatively split into the loan purpose and the type of valuation being completed.



## Glossary of Terms

**Resi:** Residential Valuations

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

**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.

**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 a 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).

**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

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

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

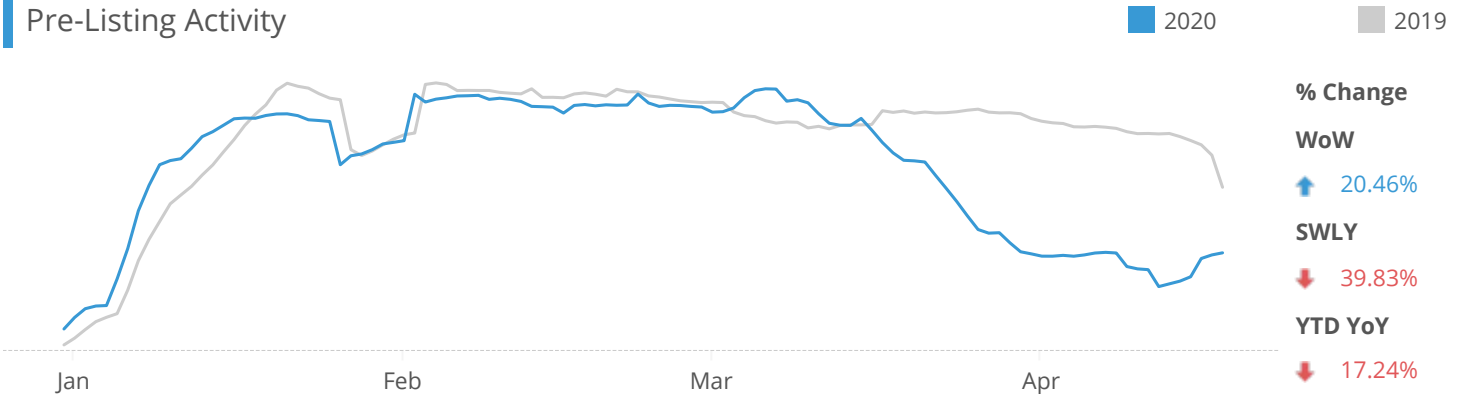
**% Change SMLY:** % change in volumes transacted for the current 28 day period vs. same 28 days period in the prior year

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

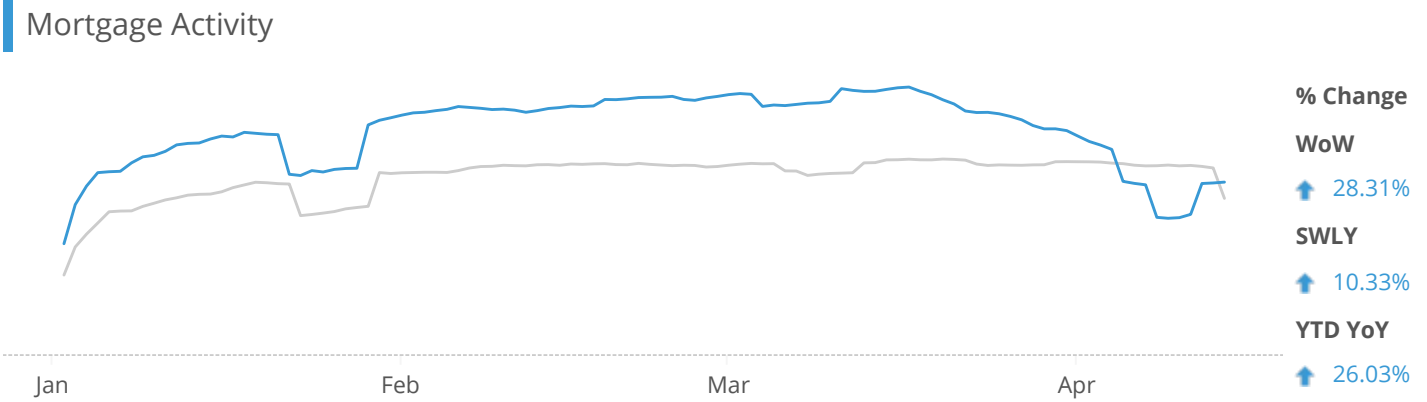


## Early Market Indicators - as of 19/04/2020

### Pre-Listing Activity



### Mortgage Activity



### Valuation Type

		% of Total	% Change WoW	% Change SWLY	% Change YTD YoY
Resi	Short Form	45.59%	1.92% ↑	0.39% ↑	25.70% ↑
	Kerbside	18.30%	7.06% ↑	173.63% ↑	96.50% ↑
	AVM	18.12%	1.43% ↓	8.20% ↓	15.16% ↑
	Desktop	10.61%	4.65% ↑	7.57% ↑	33.33% ↑
	Progress	7.37%	0.73% ↓	8.89% ↑	0.98% ↓
Non-Resi	Progress	88.24%	6.25% ↓	31.82% ↓	32.93% ↓
	Short Form	11.76%	100.00% ↑	0.00% =	20.00% ↓

### Loan Purpose

	% of Total	% Change WoW	% Change SWLY	% Change YTD YoY
Refinance	67.47%	7.53% ↑	36.83% ↑	40.47% ↑
Purchases	23.17%	12.96% ↓	24.29% ↓	22.43% ↑
Construction	9.12%	2.33% ↑	9.90% ↑	20.34% ↑
MIP	0.24%	54.55% ↑	26.09% ↓	18.12% ↓

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