

**Subject:** The slowdown on the Christmas slowdown  
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## Weekly Property Pulse Professional Edition

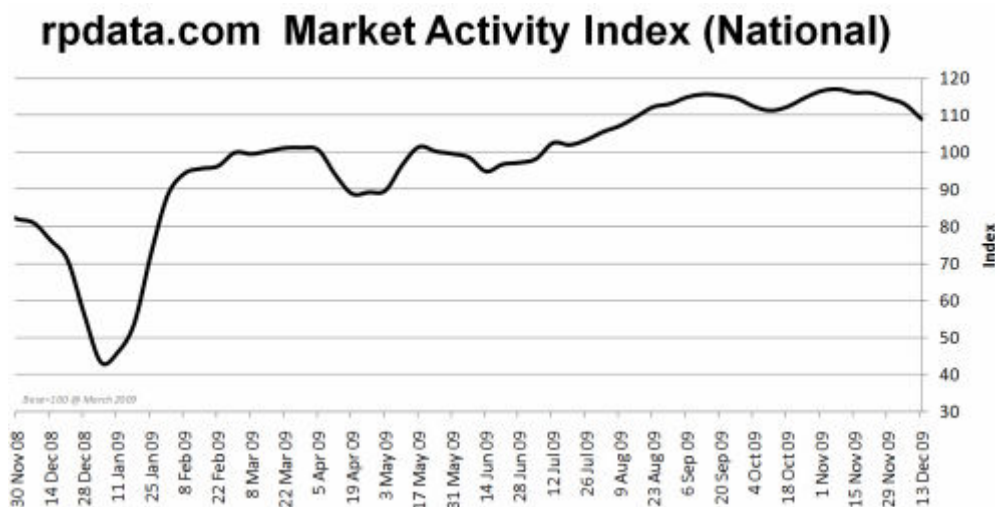
This week's edition covers:

- [rpdata.com Market Activity Index](#)
- [Industry Market Wrap](#)
- [Article: The slowdown on the Christmas slowdown](#)
- [Commercial: Matraville sale heralds market recovery](#)
- [Blog: Record home sale shows top end is back... but will the fear of rising sea levels deter future waterfront purchasers?](#)

The Property Pulse is taking a short break over the Christmas Holidays. Keep an eye out for the first Property Pulse for 2010 on the 8th of January.

**We hope you have a wonderful Christmas and New Year.**

## Market Activity Index



rpdata.com's weekly measure of professional activity in the property market, the Market Activity Index, has softened over the week as pre-listings activity winds down as the festive season approaches. As highlighted in the Property Pulse article this week, buyer activity is likely to continue up to the second last week of the year before

dropping away until mid to late January.

## Industry Market Wrap

This week the ANZ Bank's well respected economics team published their outlook for the Australian housing market which largely runs in parallel with our own expectations for 2010. ANZ's commentary suggests a market characterised by fewer first time buyers, more investors and higher interest rates. Capital growth is expected to remain solid, albeit at a decelerated rate compared to 2009. The market is likely to be supported by a 'neutral' interest rate setting and an ongoing undersupply of housing magnified by strong housing demand fuelled by population growth.

### [Weekly Key Statistic - index values and capital growth](#)

Weekly key statistic - Index values and capital growth  
Month ending October 2009

		Index Value	Quarterly Change	Annual Average
Sydney	Allstate	\$417,758	0.0%	0.2%
	Unit	\$457,300	0.2%	0.3%
Melbourne	Allstate	\$259,947	0.4%	1.2%
	Unit	\$436,788	0.4%	1.0%
Brisbane	Allstate	\$475,100	0.0%	0.2%
	Unit	\$557,697	0.4%	0.8%
Adelaide	Allstate	\$459,650	2.2%	0.7%
	Unit	\$500,380	2.2%	0.8%
Perth	Allstate	\$259,854	-0.4%	-0.8%
	Unit	\$477,331	-0.3%	-0.3%
Darwin	Allstate	\$177,231	1.2%	0.9%
	Unit	\$179,802	1.4%	2.0%
Canberra	Allstate	\$259,891	0.2%	0.2%
	Unit	\$458,838	0.6%	0.8%
Australia	Allstate	\$252,730	0.3%	0.4%
	Unit	\$426,713	0.3%	0.6%

Property values have moved upwards across all capital cities over the last quarter (ending October), apart from the Perth unit market where values were down 0.5%. The Darwin and Canberra unit markets stand out as returning the best capital gains over the last 12 months with a 22% annual gain in values in both markets. The most subdued performance has been the Adelaide unit market where values

are up 4.3% over the year (keeping in mind Adelaide was one of the strongest growth markets in '07).

### [Latest National Auction Clearance Rates](#)



Last week's auction numbers were the highest since our records started in mid 2008. There were 2,358 auctions held last week of which rpdata.com collected 90% of all results (compared to the other auction result provider who has reported on just 55% of all results). Half of the auctions held last week were in Melbourne where the clearance rate was just under 80%. The national weighted clearance rate last week was 70.2%. Clearance rates have been slowly falling from a high of 79.7% nationally, however the fact that the national rate of clearance remains above 70% suggests that buyers and sellers remained closely aligned in market expectations.

Want to know the auction results for your local area? Login to [rpdata.com](http://rpdata.com) and go the Auction Results panel on the top right corner of the home page.

### [Advertised Stock on The Market](#)

Number of houses for sale

State/Territory	Number of houses for sale
Northern Territory	1,000
Queensland	10,000
ACT	1,000
Western Australia	10,000
South Australia	1,000
Tasmania	1,000
Victoria	10,000
New South Wales	10,000
<b>Australia</b>	<b>40,000</b>

Total housing stock available for sale has been falling since peaking in late 2008, despite new properties being added to the market at the rate of about 50,000 each month. There are now about 204,000 properties being advertised for sale across Australia, about 30,000 fewer than the same time last year.

Want to know what is happening in your local patch? Make sure you have subscribed to rpdata's On the Market® service. [Click here](#) or phone 1300 734 318 for a free 2 week trial.

## The slowdown on the Christmas slowdown

*The Christmas period is often considered to be one of the slowest times of the year for property sales, however a week by week analysis shows the weeks leading up to Christmas can be some of the busiest of the year.*

It has been widely reported how well the Australian property market has fared during 2009: based on the RP Data Rismark Monthly Home Value Index, most capital cities have seen property values rise well above their previous peaks. National property values are up 10 percent over the first ten months of the year.

From another perspective, looking at the number of property sales that have transacted from month to month, total property transactions have actually been relatively subdued. Over the year to October, the monthly number of properties sold has failed to break the ten year average mark of 61,400.

[Read the full article...](#)

## Commercial: Matraville sale heralds market recovery

Agents of Colliers International have described the recent sale of an industrial site in Matraville, New South Wales, to a real estate investment trust as a demonstration of the industrial property sector's recovery.



The holding at 2-4 Military Road, Matraville, is understood to be Australia's first industrial acquisition by a major REIT in more than 18 months. The holding at 2-4 Military Road, Matraville, is understood to be Australia's first industrial acquisition by a major REIT in more than 18 months.

Colliers International industrial directors, Malcom Tyson and Eugene Evgenikos, negotiated the sale to DEXUS for \$46.1 million.

[Read the full article...](#)

## Blog: Auction market remains strong with Melbourne leading the charge

Australia's auction market reached a likely crescendo last week when 2,358 auctions were held – the highest volume of auctions since we began collecting data nationally in the middle of 2008. The national clearance rate remained just above 70 percent highlighting that buyers and sellers are still closely aligned in their expectations of market pricing. A Perth mansion recently sold for \$57.5 million dollars – a new record price for Australian real es

[Read the full article at blog.rpdata.com...](#)

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