



MERIDIAN AUSTRALIA PROPERTY MARKET SPOTLIGHT

March 2021 Overview

With interest rates near zero, the economy pumped up with large amounts of stimulus and the virus all but eradicated from our shores, bullishness has returned. Housing values are rising across each of the capital city and rest of state regions, demonstrating the diverse nature of this housing upswing.

AUCTION CLEARANCE RATE %

Source: CoreLogic

| | FEB 21 | | MAR 27 |
|------------------|--------|---|--------|
| SYDNEY | 83.4% | ▲ | 89.1% |
| MELBOURNE | 77.4% | ▲ | 83.8% |
| BRISBANE | 74.8% | ▼ | 68.7% |
| ADELAIDE | 83.3% | ▼ | 73.9% |
| PERTH | 55.0% | ▲ | 66.7% |
| HOBART | N/A | | N/A |
| CANBERRA | 81.7% | ▲ | 86.3% |
| WEIGHTED AVERAGE | 79.6% | ▲ | 84.4% |

VACANCY RATE %

Source: SQM Research
February 2021

| | |
|-----------|------|
| SYDNEY | 3.3% |
| MELBOURNE | 4.5% |
| BRISBANE | 1.5% |
| ADELAIDE | 0.7% |
| PERTH | 0.9% |
| HOBART | 0.6% |
| CANBERRA | 0.8% |

HOME VALUE INDEX

Source: CoreLogic
29.03.21 2021

| City (All Dwellings) | Today's Index Value | Change Day on Day | % Change Qtr on Qtr | % Change Yr on Yr |
|---------------------------|------------------------|----------------------|------------------------|----------------------|
| Sydney | 182.32 | +0.19▲ | +6.52%▲ | +5.24%▲ |
| Melbourne | 158.67 | +0.01▲ | +4.77%▲ | +0.30%▲ |
| Brisbane (inc Gold Coast) | 119.85 | +0.07▲ | +5.10%▲ | +7.97%▲ |
| Adelaide | 127.53 | +0.09▲ | +3.15%▲ | +8.38%▲ |
| Perth | 91.73 | +0.20▲ | +4.87%▲ | +5.86%▲ |
| 5 capital city aggregate | 151.12 | +0.12▲ | +5.44%▲ | +4.21%▲ |

0.10%
RBA Cash Rate



0.9%
RBA Inflation



109.9
February

110.4
February



Roy Morgan Consumer Sentiment