



MERIDIAN AUSTRALIA PROPERTY MARKET SPOTLIGHT

June 2021 Overview

The housing market in Australia remained resilient over June with CoreLogic's National Home Value Index up for both dwelling types, units and houses. The snap lockdowns in Melbourne saw slightly lower auction clearance rates for the state, with a pick up expected now normality has returned. Additionally, the Reserve Bank of Australia held rates at 0.10%, making access to lending easier as we ease back into normal economic conditions.

AUCTION CLEARANCE RATE %

Source: CoreLogic

| | MAY 22 | | JUN 19 |
|------------------|--------|---|--------|
| SYDNEY | 80% | ▲ | 82.6% |
| MELBOURNE | 77.6% | ▼ | 71.5% |
| BRISBANE | 63.6% | ▲ | 79% |
| ADELAIDE | 79.6% | ▼ | 74.5% |
| PERTH | 68.8% | ▼ | 54.5% |
| HOBART | N/A | | N/A |
| CANBERRA | 86.5% | ▼ | 78.1% |
| WEIGHTED AVERAGE | 78.2% | ▼ | 77.8% |

VACANCY RATE %

Source: SQM Research
May 2021

| | |
|-----------|------|
| SYDNEY | 2.9% |
| MELBOURNE | 3.7% |
| BRISBANE | 1.3% |
| ADELAIDE | 0.7% |
| PERTH | 0.9% |
| HOBART | 0.5% |
| CANBERRA | 0.6% |

HOME VALUE INDEX

Source: CoreLogic
21.06.21

| City (All Dwellings) | Today's Index Value | Change Day on Day | % Change Qtr on Qtr | % Change Yr on Yr |
|---------------------------|------------------------|----------------------|------------------------|----------------------|
| Sydney | 195.99 | +0.18▲ | +8.43%▲ | +13.72%▲ |
| Melbourne | 165.50 | +0.07▲ | +4.96%▲ | +6.87%▲ |
| Brisbane (inc Gold Coast) | 126.55 | +0.11▲ | +6.32%▲ | +13.63%▲ |
| Adelaide | 133.89 | +0.09▲ | +5.57%▲ | +12.96%▲ |
| Perth | 94.04 | +0.20▲ | +3.06%▲ | +9.87%▲ |
| 5 capital city aggregate | 159.76 | +0.13▲ | +6.48%▲ | +11.15%▲ |

0.10%
RBA Cash Rate



1.1
RBA Inflation CPI



110.7
May



Roy Morgan Consumer Sentiment



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