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**RETURN OF THE HOUSING BOOM
WITH CATHERINE CASHMORE**

Agenda

1. **What the CoreLogic report depicts**
2. **The reasons for the property upswing**
3. **Catherine's thoughts on the landscape**
4. **Is it sustainable?**



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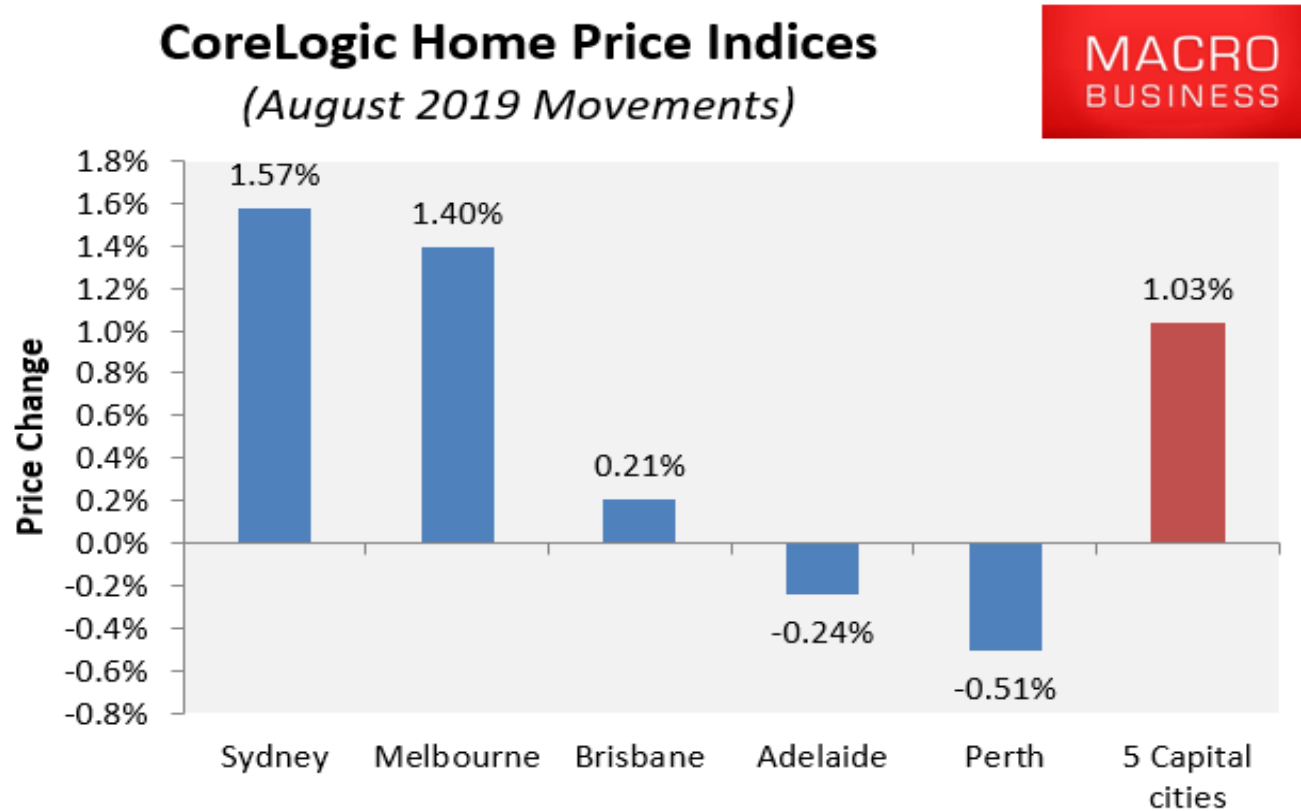
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Leith van Onselen
Catherine Cashmore
Tim Fuller
Damien Klassen



CoreLogic Home Price Indices:

1.0% lift in Australian dwelling values in August, driven by large rises in Syd & Melb:



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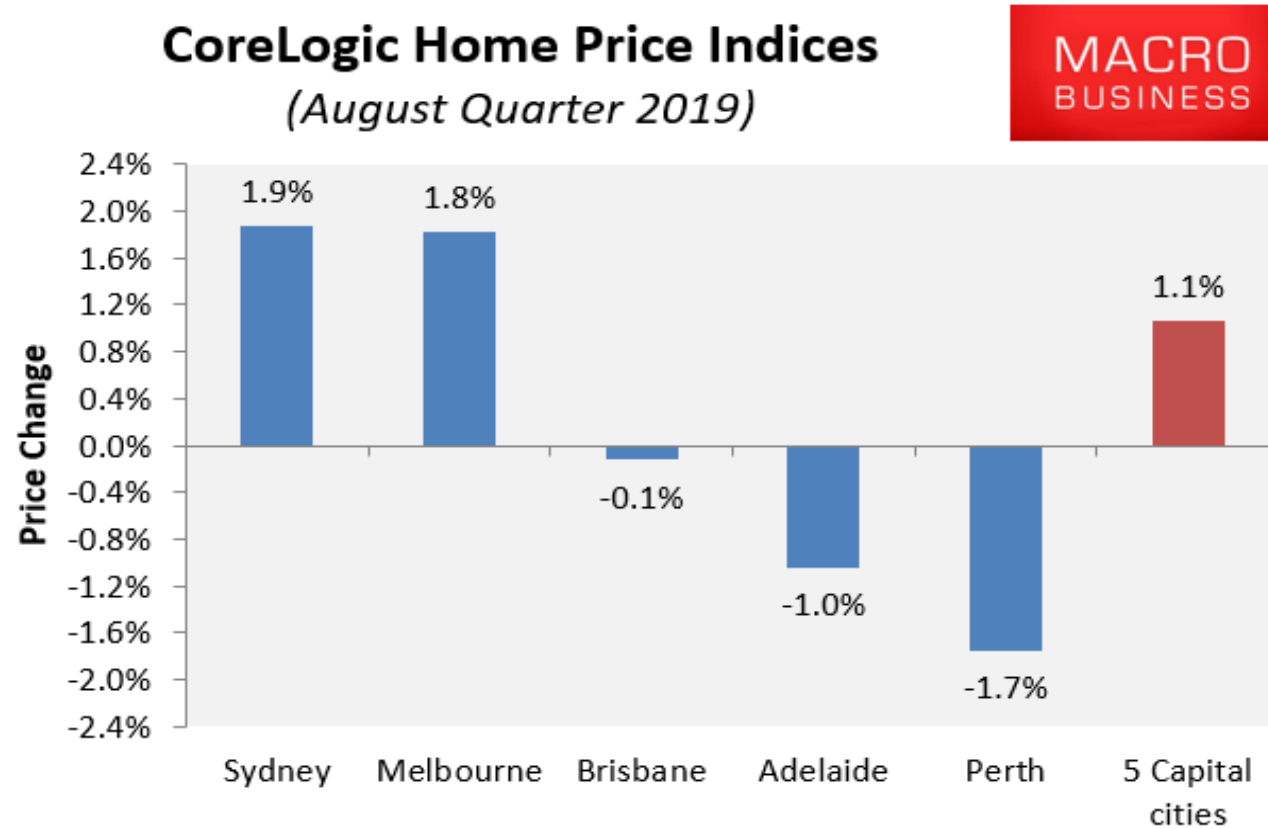
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CoreLogic Home Price Indices:

Quarterly price growth has also turned positive, led by Sydney and Melbourne:



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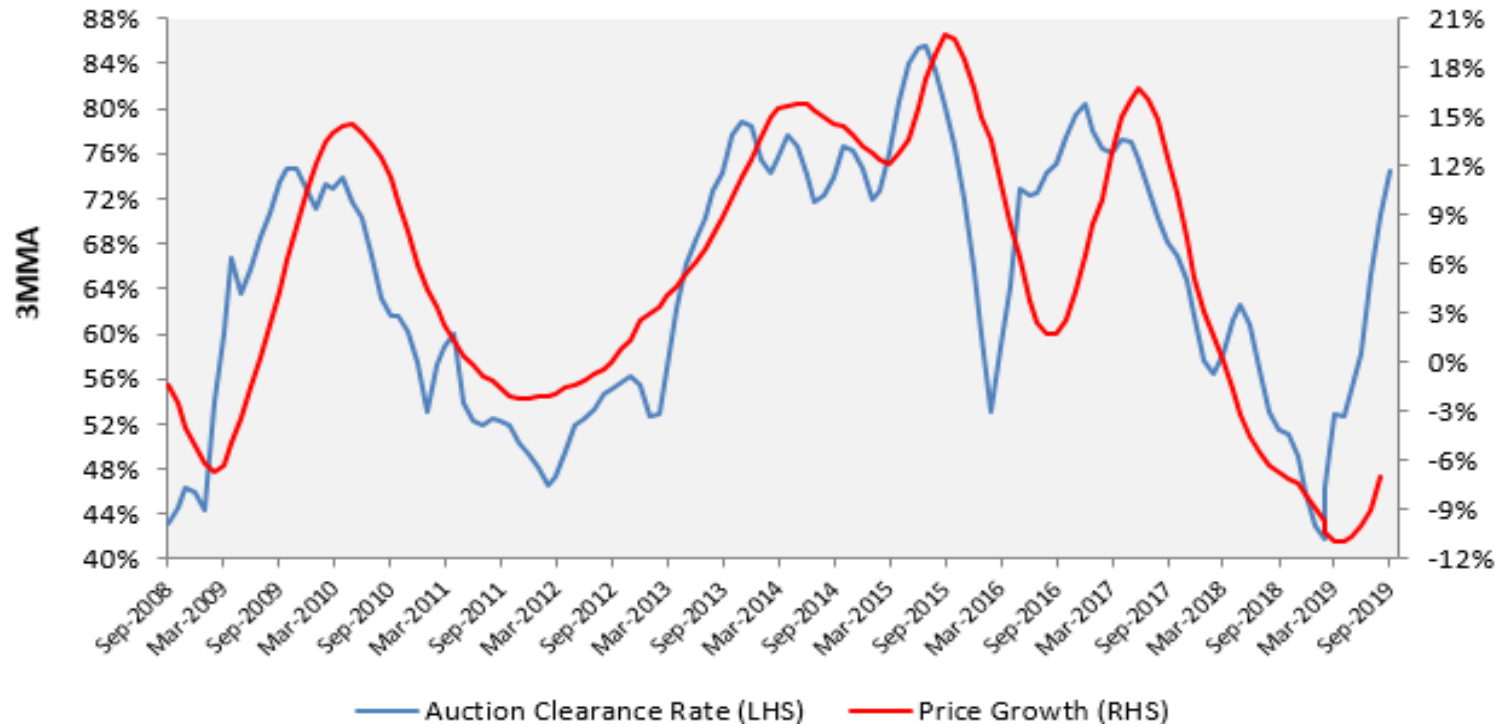
Clearance Rate vs Price Growth:

Markets have surged the last two quarters, clearance rates at 2017 'boom time' levels:

Sydney Auction Clearance Rate vs Price Growth

Source: CoreLogic

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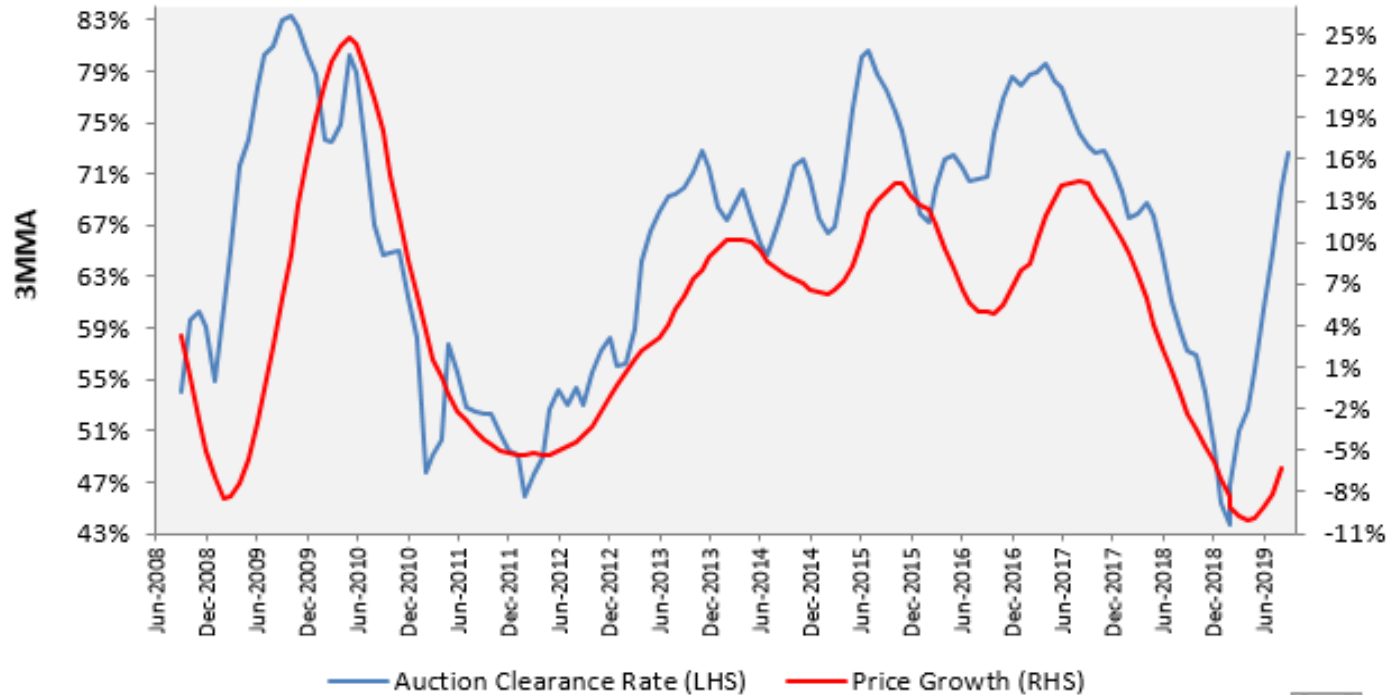


Clearance Rate vs Price Growth:

Markets have surged the last two quarters, clearance rates at 2017 'boom time' levels:

Melbourne Auction Clearance Rate vs Price Growth

Source: CoreLogic



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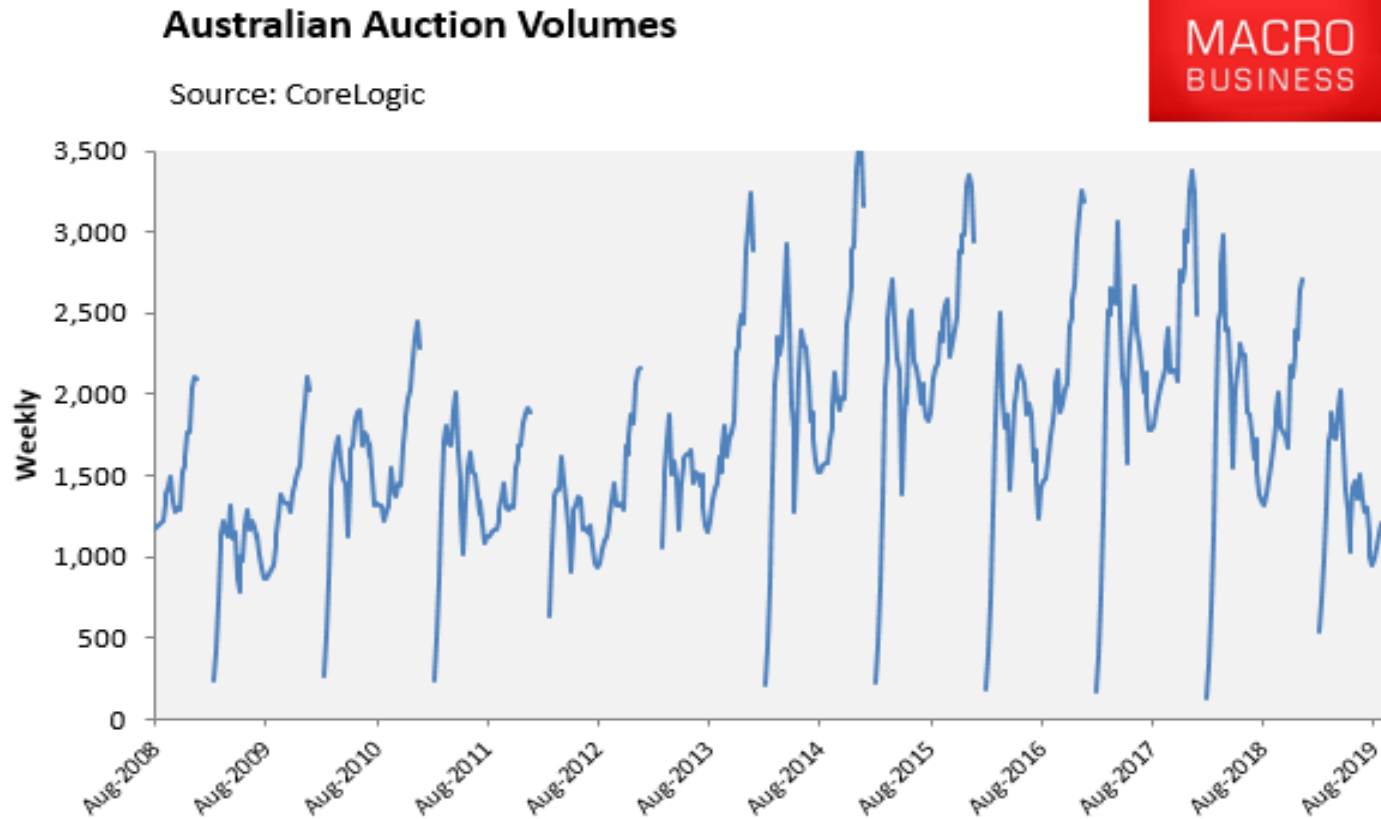
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Australian Auction Volumes:

Auction volumes are low at roughly half of 'boom time' levels



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Reasons for the rebound:

There are many

- Coalition election victory removed the threat of negative gearing and CGT reform ('property friendly' government)
- Interest rate cuts.
- APRA has loosened interest rate buffer, freeing-up lending.
- Royal Commission has passed.
- ASIC lost HEM case against Westpac, opening avenue for banks to relax expense measurement in loan applications.
- FHB loan subsidies announced.



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Is this sustainable?

Weak Economy

- softening labour market
- slowing growth
- anaemic wage growth

External risks

- US-China trade war
- Brexit



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Coming up

Nucleus Investment Insights : The Ticking Debt Bomb **Nucleus Wealth Live Webinar page**

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Thursday 12th September 2019

