

FruityCanyon — Field Glossary

Full field-by-field definitions for the two datasets behind fruitycanyon.com: the Cotality Daily Home Price Index (Australian Home Prices dashboard) and the Property Map's Data SA suburb dataset (Property Map and Market Insights). For provenance, methodology, licensing and known issues, see fruitycanyon.com/cotality/data/.

Cotality Daily Home Price Index

Field	Meaning	Source	Screenshot table
date	Capture date	n/a	All four
city	Sydney, Melbourne, Brisbane, Adelaide, Perth, or the 5-capital Aggregate	n/a	All four
index	Cotality's index level for that city and day	Cotality, transcribed as-is	Index levels
pct_1d / pct_7d / pct_30d / pct_90d	% change over that trailing window	Cotality, transcribed as-is	Price Changes (%)
pct_1yr	Trailing 12-month % change ("Actual 1yr %")	Cotality, transcribed as-is	Market Metrics
velocity_ann_monthly_pct	Cotality's own "velocity": the 30-day change annualised. This is a simple linear extrapolation (30-day % × 365÷30), not a compounded annual rate. This is Cotality's own methodology, not FruityCanyon's.	Cotality, transcribed as-is	Market Metrics
momentum_up_days_pct_30d	% of the last 30 days that were up days	Cotality, transcribed as-is	Market Metrics
drawdown_from_peak_pct	% below the city's peak index value	Cotality, transcribed as-is	Market Metrics
rank_30d	Rank 1–5 by 30-day pace	Cotality for Sydney, Melbourne, Adelaide and Perth. Brisbane's ranking cell is hidden behind a carousel arrow in Luca's screenshot, so it's derived: ranked by pct_30d, least-negative first. Blank for the Aggregate.	Market Metrics
dollar_per_1m_1d / 7d / 30d / 90d / 1yr	What that % change means in dollars, for a hypothetical \$1,000,000 home	Cotality, transcribed as-is	Price Changes per \$1M
raw_pct_1d / 7d / 30d / 90d / 1yr	Reserved for a possible future figure from the index-levels table	Currently always left blank, not used anywhere on the site	Index levels
daily_summary	Luca's one-line written note for that date (Sydney row only)	Luca, his own words, not a Cotality figure	n/a

Property Map — Suburb Median House Prices

Field	Meaning	Source / derived
suburb_id	FruityCanyon's internal suburb identifier (e.g. sa-glenelg)	Derived: slugified from the source file's suburb name, de-duplicated where a suburb appears under more than one council area
name	Suburb name as shown on the map/table	Data SA, transcribed as-is
property_type	Always "house": the source data has no other property type	Data SA
period	Quarter, e.g. 2026-Q2	Data SA, from the file's own quarter labelling
median_price	Median house sale price for that suburb and quarter	Data SA, transcribed as-is. Carried forward from the suburb's last known value in a quarter with zero recorded sales, rather than left blank.
sales_volume	Number of house sales that quarter	Data SA, transcribed as-is
growth_pct	Year-on-year % change in median price	Derived: Data SA's own "Median Change" column, a decimal fraction (e.g. 0.4057), multiplied by 100 to get a percentage (40.6%). See the known issue on fruitycanyon.com/cotality/data/ for what happens when the source cell is blank.

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