

RP Data chart pack

October 2014



▶ Macro housing market indicators

Residential real estate absolutely underpins Australia's wealth position

Residential Real Estate

\$5.6 Trillion

Australian Superannuation

\$1.8 Trillion (SMSF \$543.4 Billion)

Australian Listed Stocks

\$1.6 Trillion

Commercial Real Estate

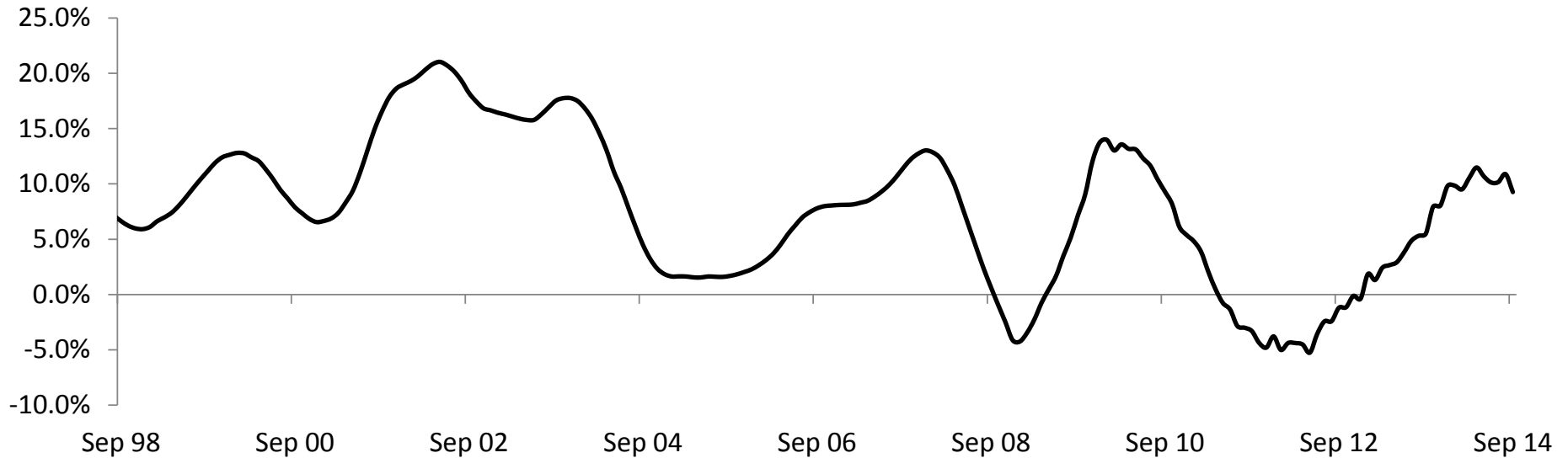
\$0.7 Trillion



As at end of September 2014

Capital gain: Home values up 9.3% over past year, however the annual rate of growth is losing some momentum

Rolling annual dwelling values, combined capital cities



Median Prices



\$559,700



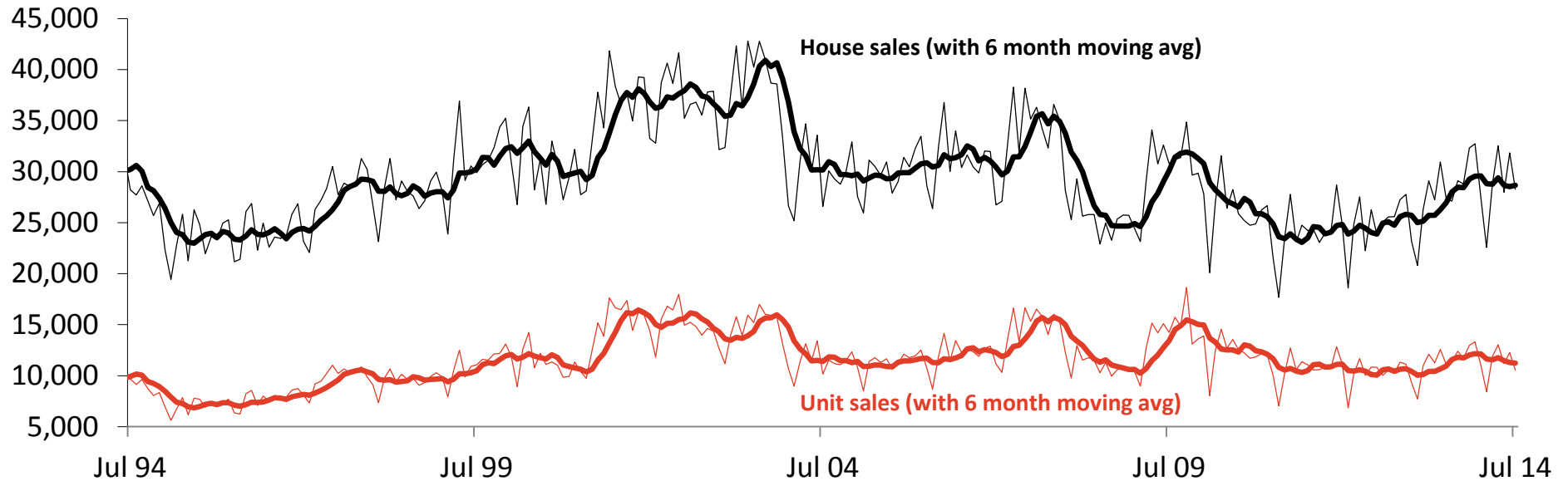
\$470,000

Capital Gain

	Houses	Units	Dwellings
Past 12 months	9.4%	8.1%	9.3%
Annual over five years	3.8%	3.7%	3.8%
Annual over ten years	4.8%	4.3%	4.7%

Turnover: buyer demand appears to be levelling, but transaction numbers are 9.8% higher than a year ago

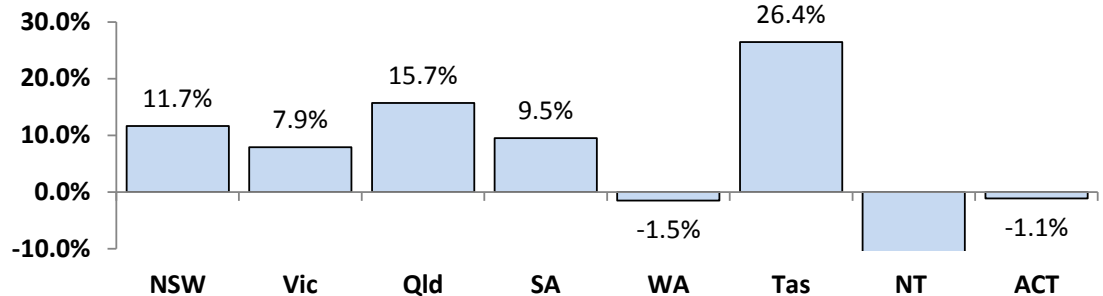
Monthly house and unit sales, national



Annual Sales

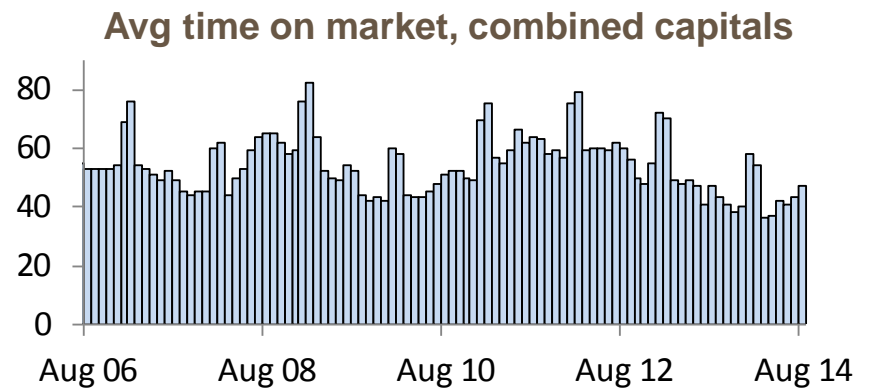
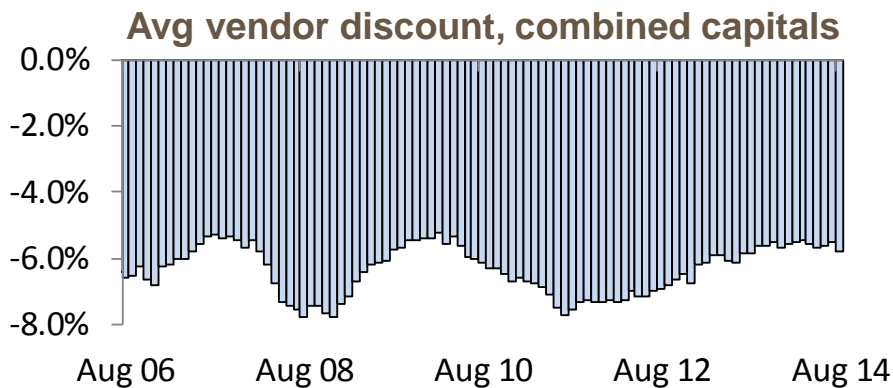
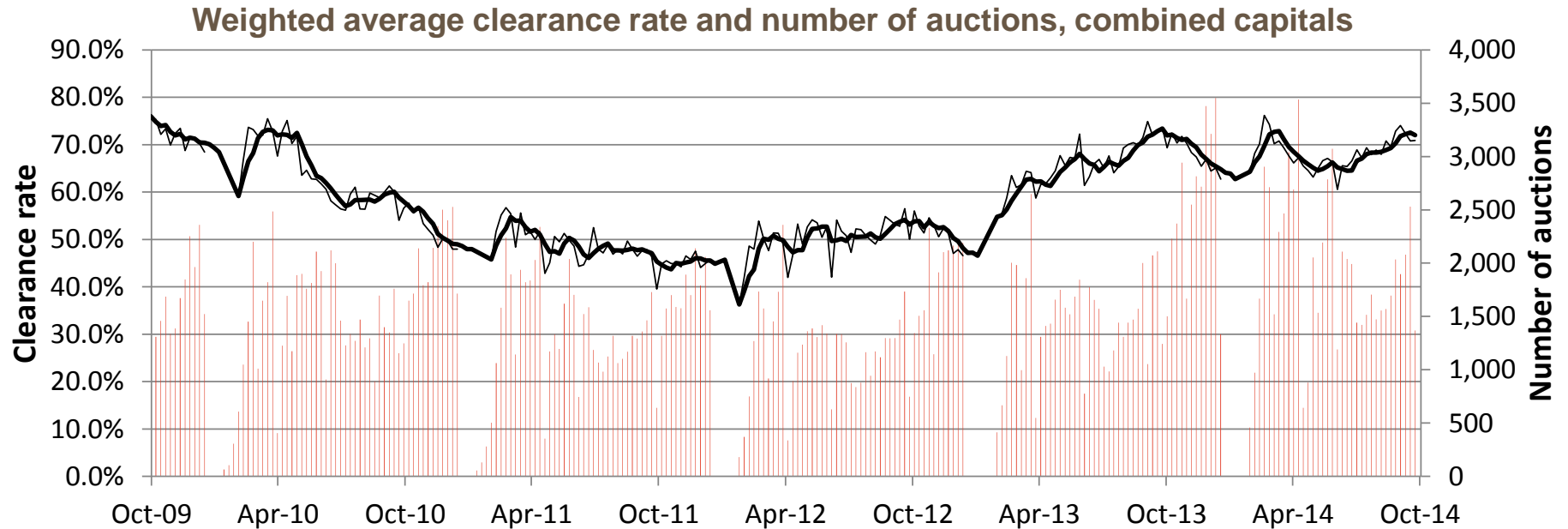
	Year to July 2014	Year to July 2013	% change
Houses	351,738	318,143	10.6%
Units	140,277	129,748	8.1%
Dwellings	487,581	444,102	9.8%

YoY % change in sales, states and territories



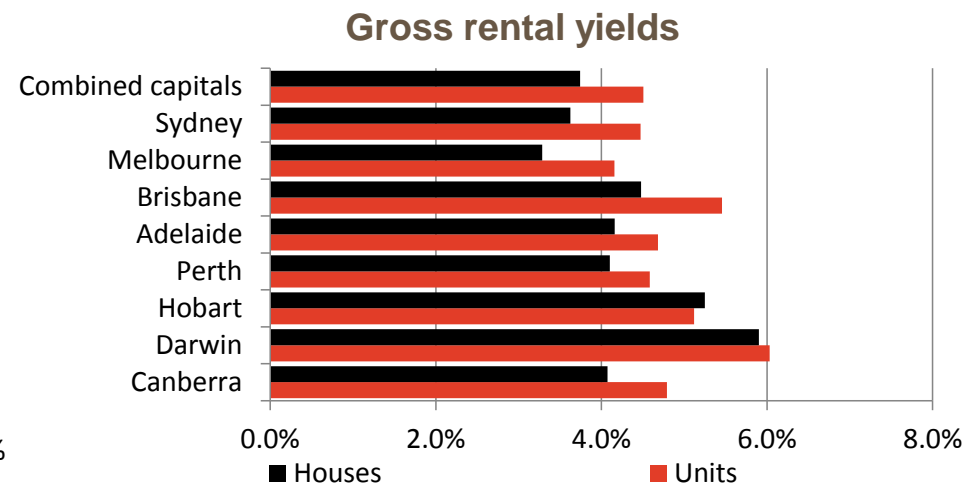
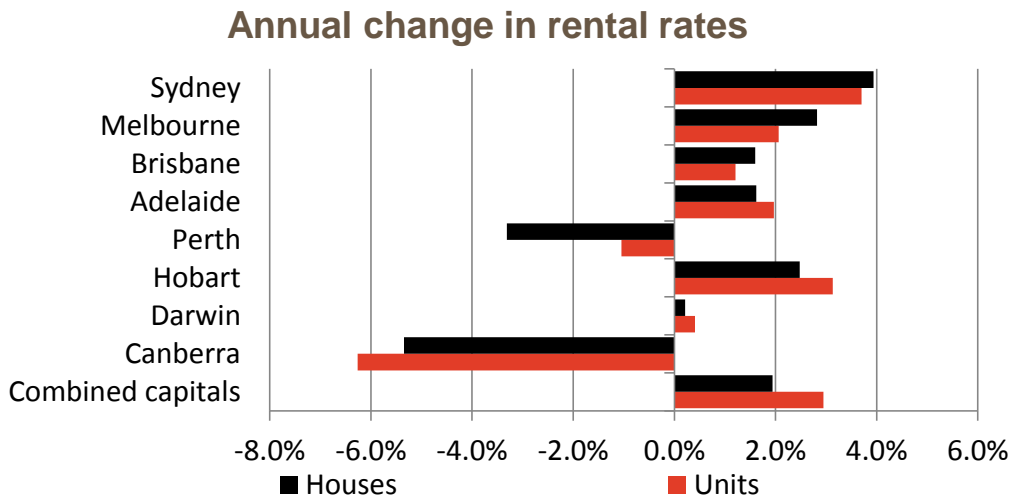
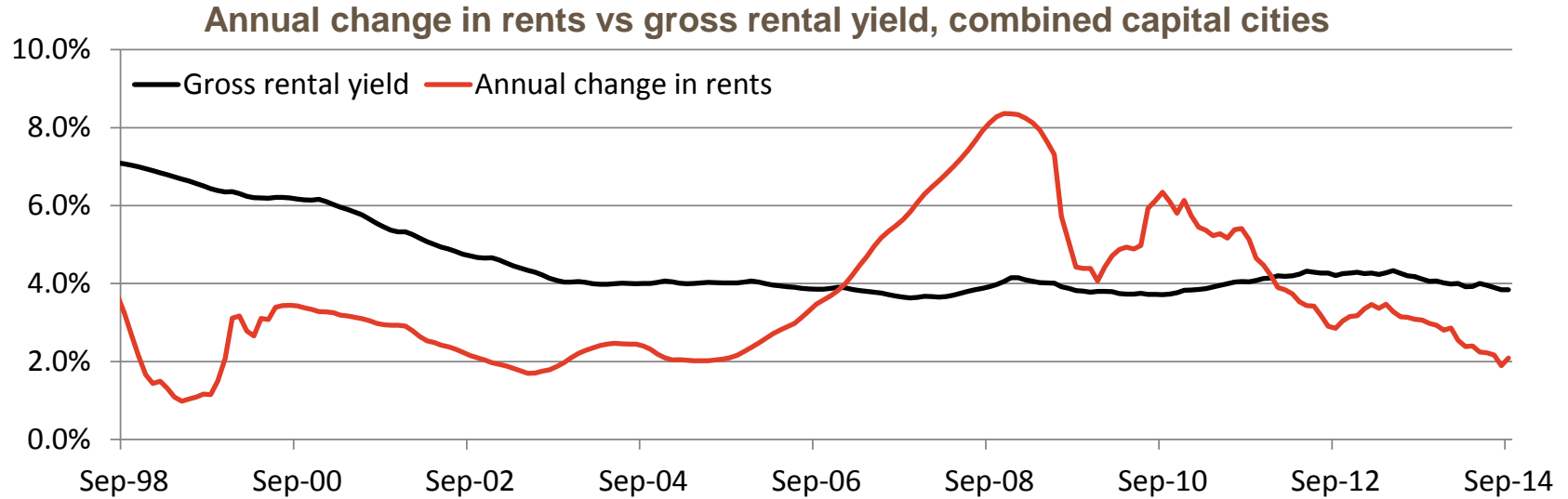
Note the most recent 8 months worth of sales is modelled based on historical sales levels due to the lag associated with collecting sales records.

Vendor metrics: clearance rates sitting at around 70% while selling time and discounting rates have risen slightly



RP Data's suite of vendor metrics are available across broad housing types and across geographical areas including statistical divisions, statistical subdivisions and postcodes nationally.

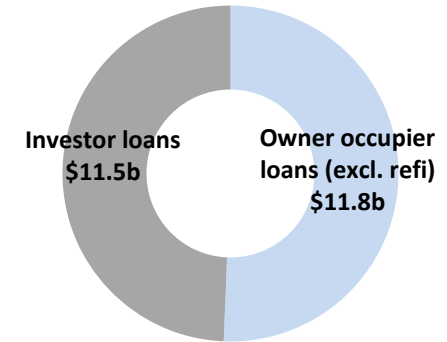
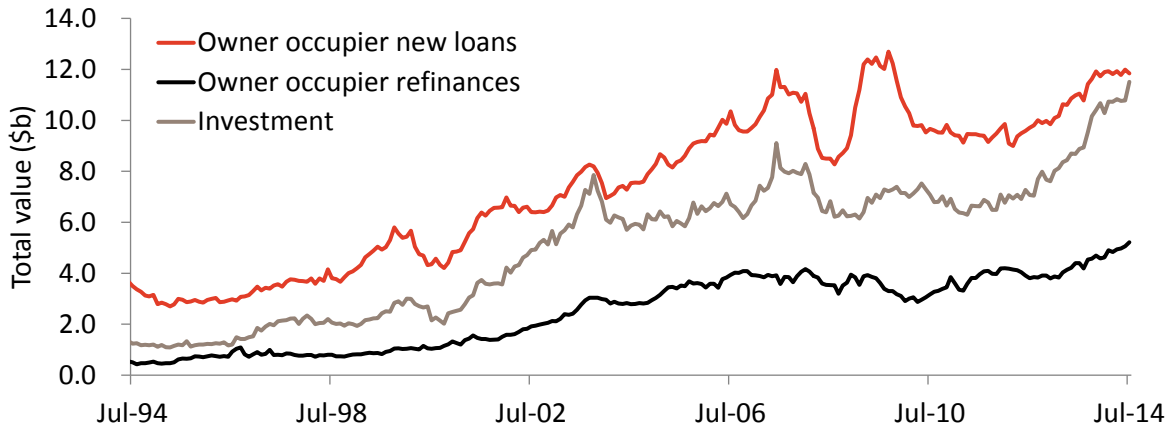
Rental markets are relatively soft while values rise...



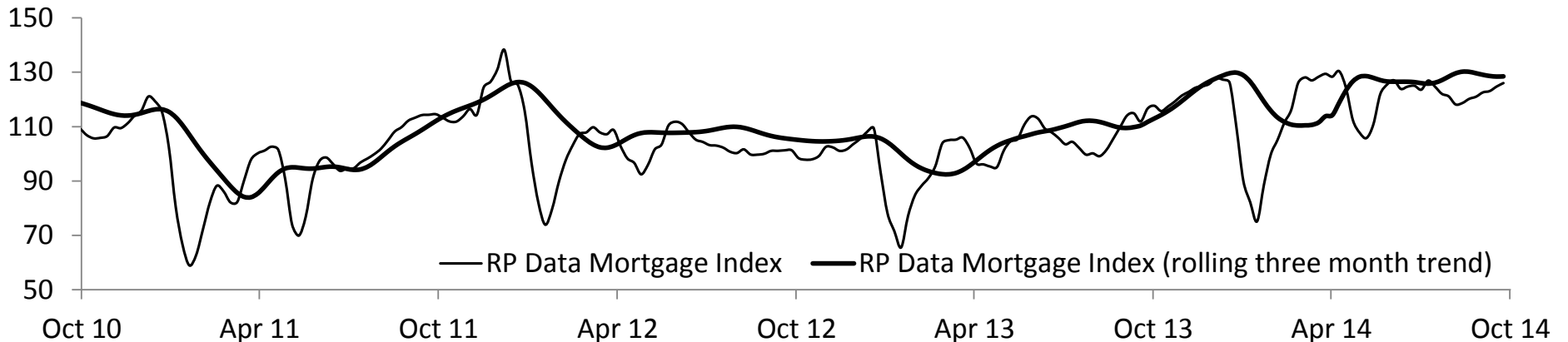
RP Data's suite of rental statistics are available across broad housing types and across geographical areas including statistical divisions, statistical subdivisions and postcodes nationally.

Mortgage demand: The value of housing finance commitments to both owner occupiers and investors has recently levelled

Value of housing finance commitments, monthly, national



RP Data Mortgage Index, national

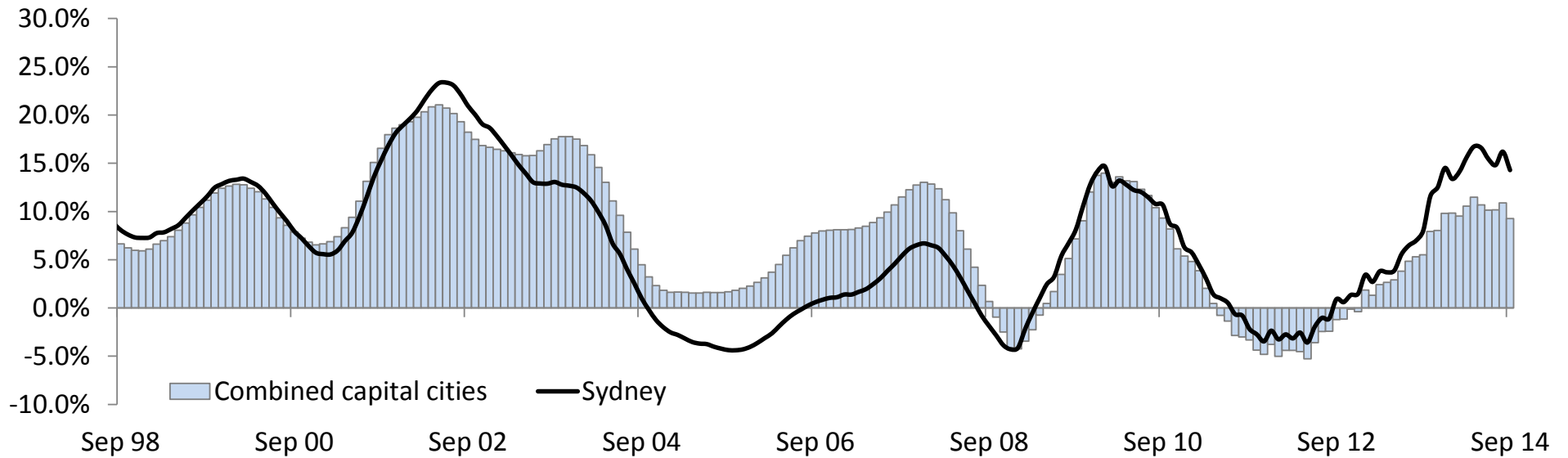


RP Data's Listings Index measures real estate agent activity across RP Data platforms, which more than 70% of real estate agents nationally use, providing an almost real time indicator for how many homes are being prepared for sale. For more information, contact RP Data via email: ask@rpdata.com

▶ Capital city housing market indicators

Sydney: housing market continues to show the highest capital gain trend across the capital cities

Rolling annual change in Sydney dwelling values v. combined capitals benchmark



Median Prices



\$750,000



\$575,000

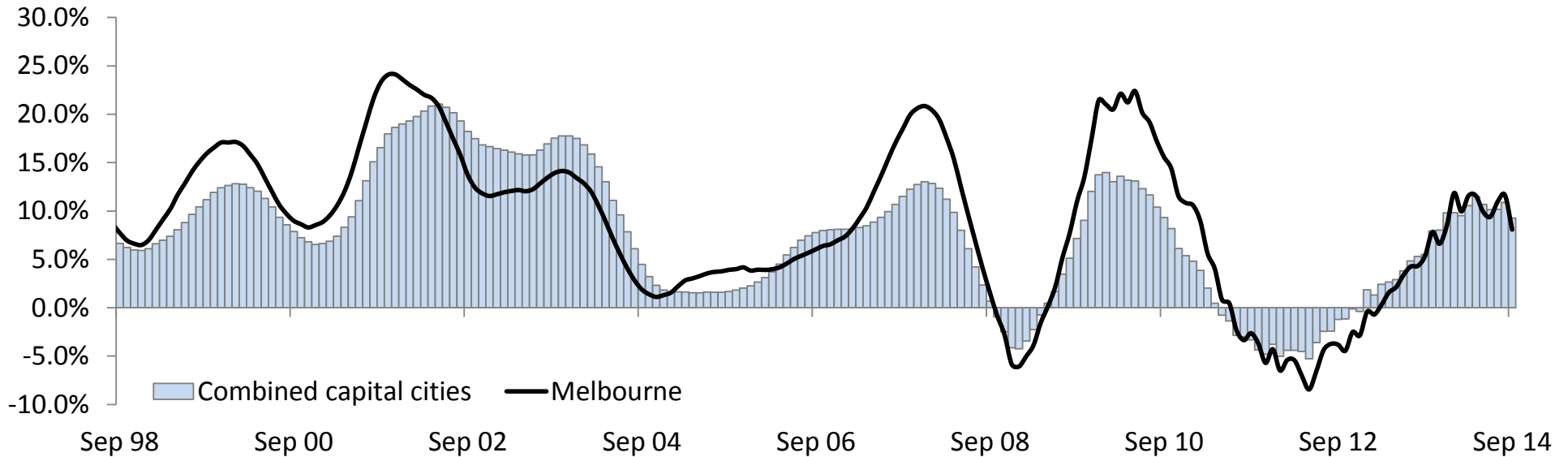
Capital Gain

	Houses	Units	Dwellings
Past 12 months	14.9%	11.5%	14.3%
Annual over five years	6.3%	5.4%	6.2%
Annual over ten years	3.8%	3.8%	3.8%

RP Data's suite of hedonic indices are available across broad housing types and across geographical areas including statistical divisions, statistical subdivisions and postcodes nationally. For further information on our hedonic method, please visit www.rpdata.com/indices

Melbourne: recent strong home value growth however the growth trend has weakened over recent months

Rolling annual change in Melbourne dwelling values v. combined capitals benchmark



Median Prices



\$590,000



\$460,000

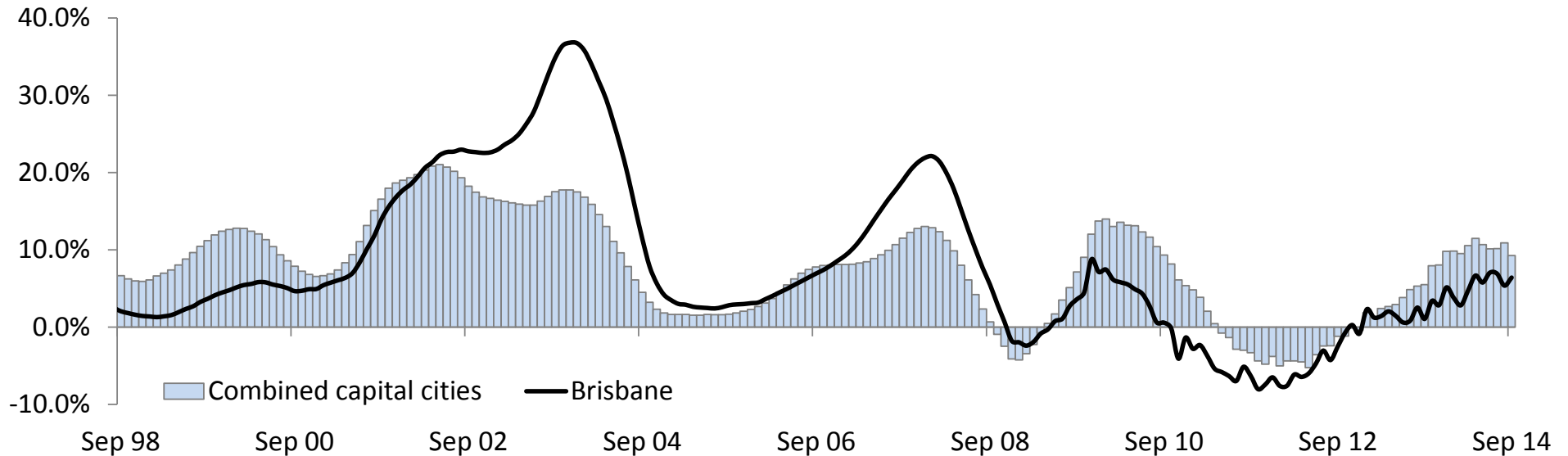
Capital Gain

	Houses	Units	Dwellings
Past 12 months	8.5%	5.2%	8.1%
Annual over five years	4.4%	3.1%	4.3%
Annual over ten years	6.3%	5.1%	6.1%

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Brisbane: market has underperformed the combined capitals average since 2008 but is gathering some momentum

Rolling annual change in Brisbane dwelling values v. combined capitals benchmark



Median Prices



\$470,000



\$380,000

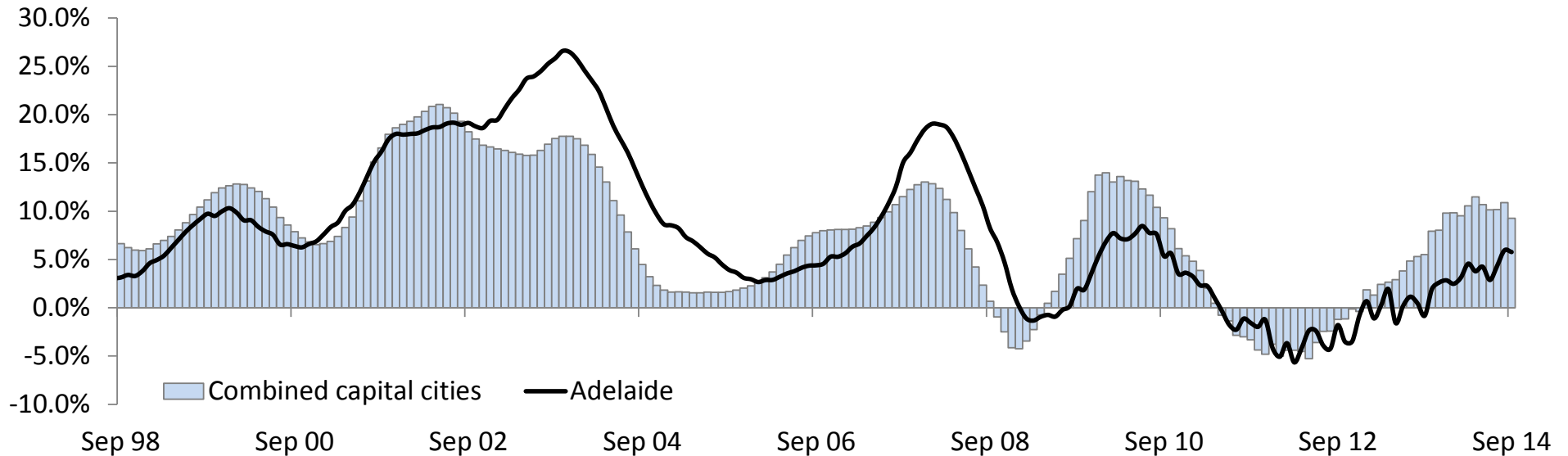
Capital Gain

	Houses	Units	Dwellings
Past 12 months	6.7%	3.4%	6.4%
Annual over five years	-0.2%	-0.5%	-0.2%
Annual over ten years	3.5%	3.7%	3.5%

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Adelaide: dwelling values are rising, but market has remained relatively soft since 2008

Rolling annual change in Adelaide dwelling values v. combined capitals benchmark



Median Prices



\$413,000



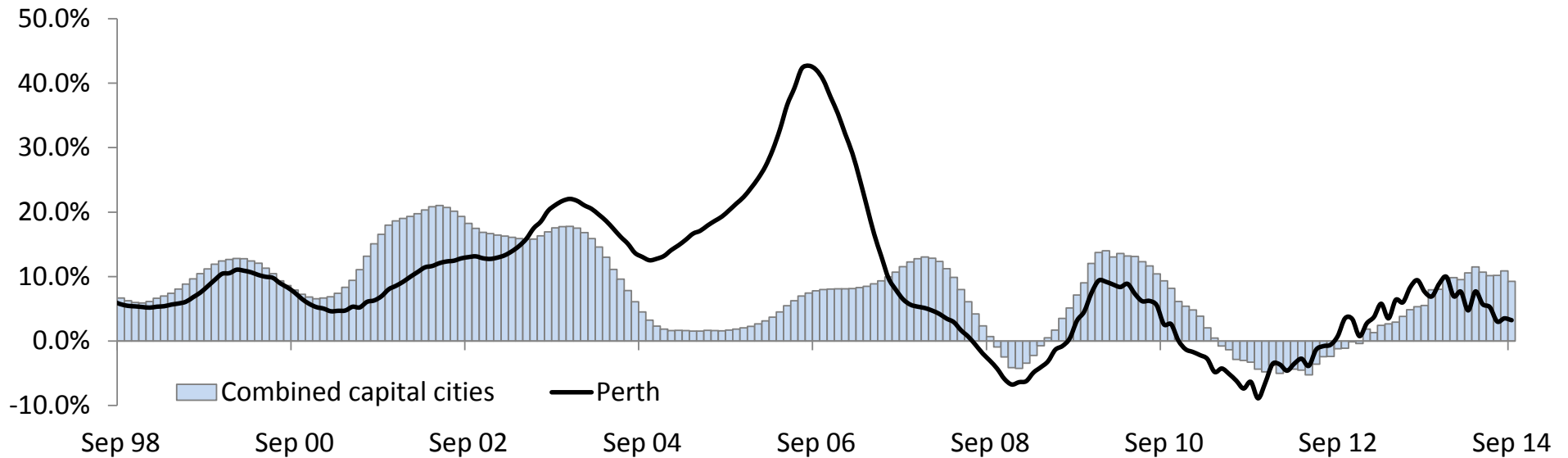
\$331,000

Capital Gain

	Houses	Units	Dwellings
Past 12 months	6.1%	1.9%	5.8%
Annual over five years	1.4%	0.1%	1.3%
Annual over ten years	3.9%	3.9%	3.9%

Perth: housing market conditions have continued to ease across Perth

Rolling annual change in Perth dwelling values v. combined capitals benchmark



Median Prices



\$530,000



\$440,000

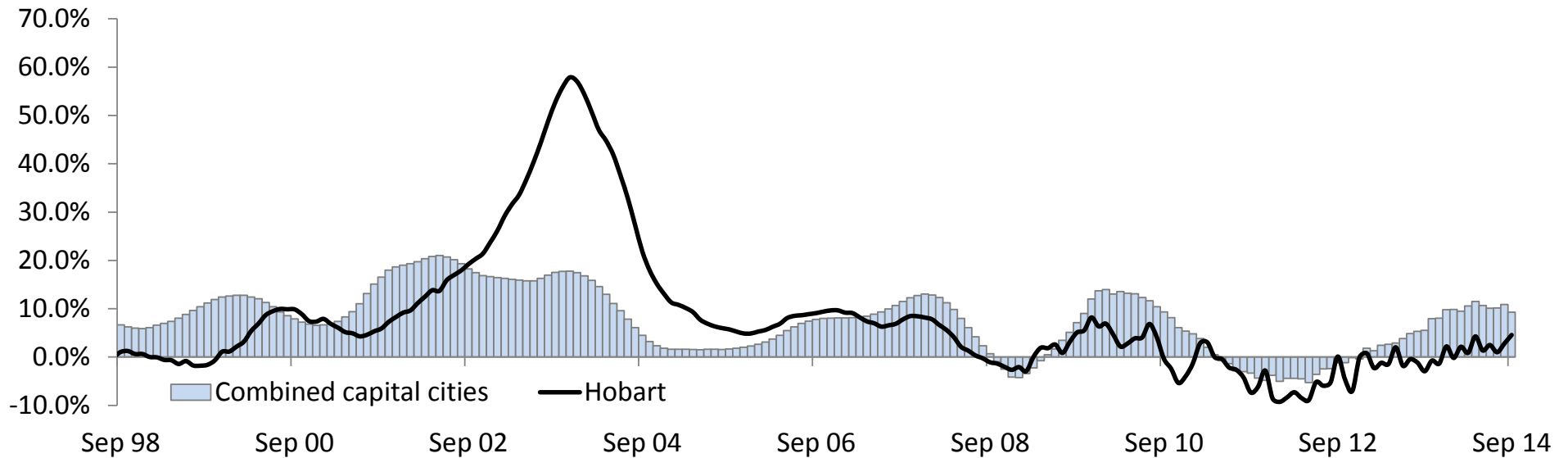
Capital Gain

	Houses	Units	Dwellings
Past 12 months	3.2%	4.0%	3.2%
Annual over five years	1.5%	1.6%	1.5%
Annual over ten years	7.0%	6.8%	6.9%

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Hobart: housing market has underperformed the capital city benchmark, but conditions are slowly improving

Rolling annual change in Hobart dwelling values v. combined capitals benchmark



Median Prices



\$322,500

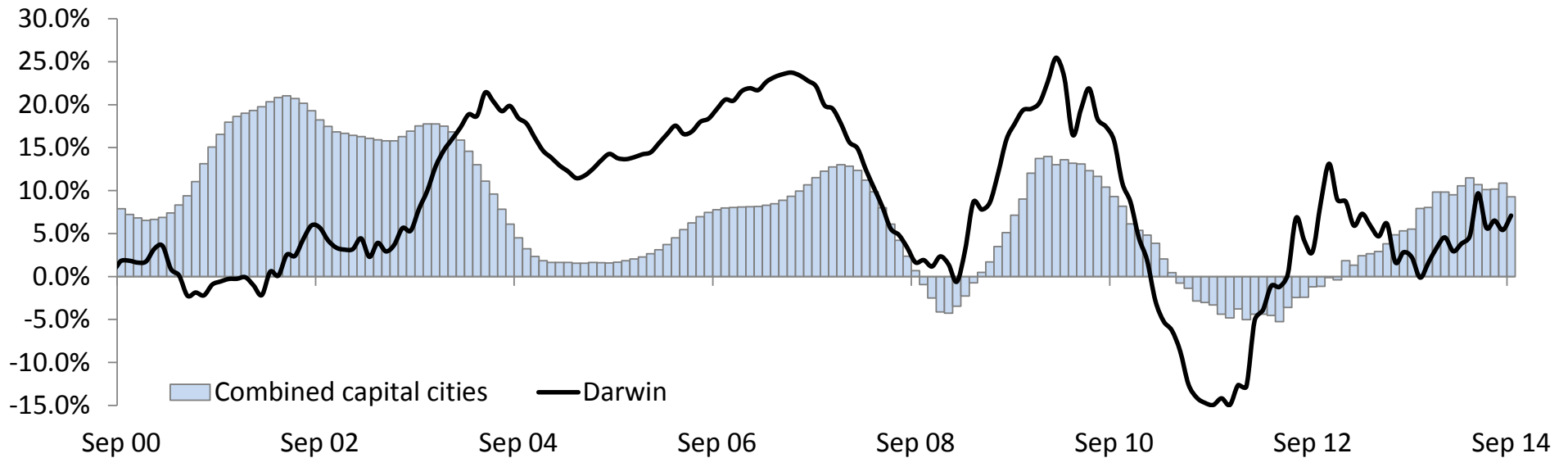
\$250,175

Capital Gain

	Houses	Units	Dwellings
Past 12 months	5.0%	0.6%	4.6%
Annual over five years	-1.3%	-0.5%	-1.3%
Annual over ten years	1.8%	3.0%	1.9%

Darwin: the highest long term capital gain of any capital city

Rolling annual change in Darwin dwelling values v. combined capitals benchmark

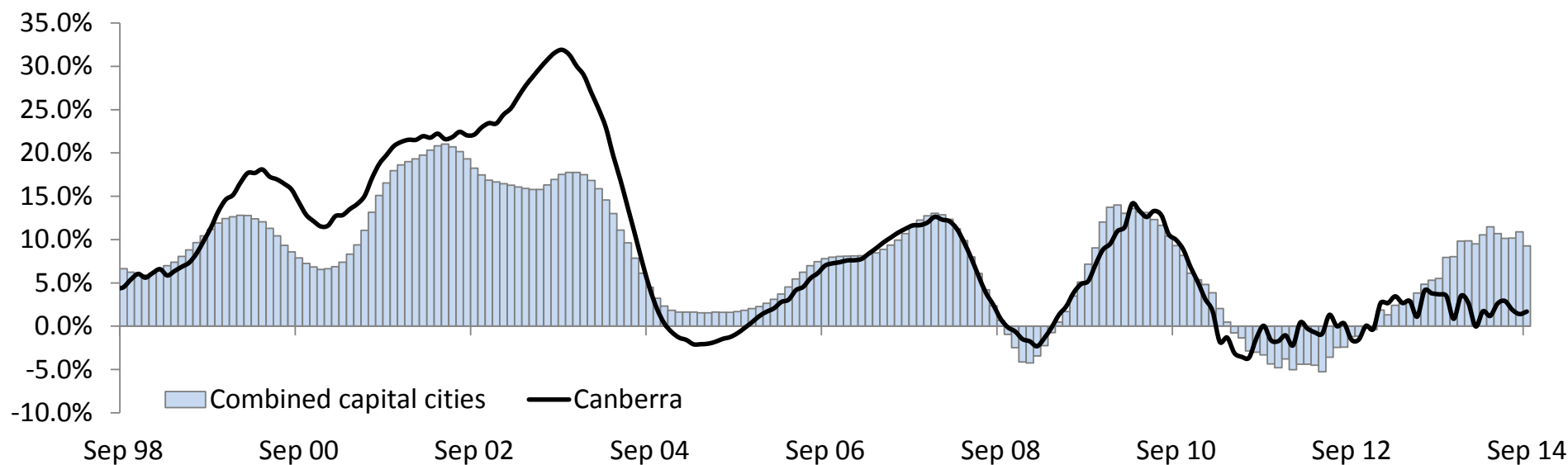


Median Prices		Capital Gain			
		Houses	Units	Dwellings	
	\$600,000	Past 12 months	7.3%	6.3%	7.1%
	\$475,000	Annual over five years	1.9%	2.9%	2.1%
		Annual over ten years	8.2%	8.3%	8.2%

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Canberra: growth has been sedate since 2010

Rolling annual change in Canberra dwelling values v. combined capitals benchmark



Median Prices



\$565,000



\$396,000

Capital Gain

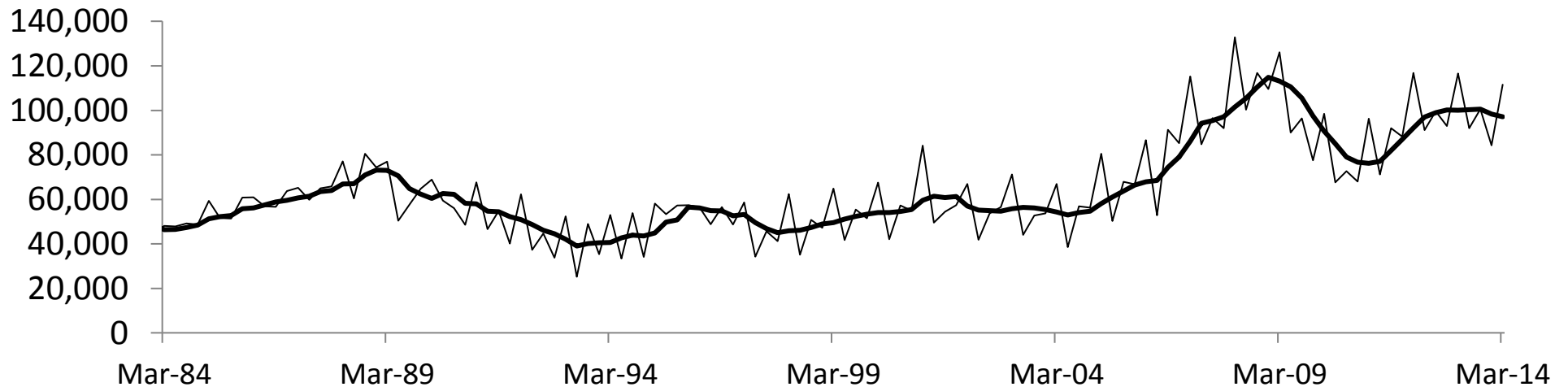
	Houses	Units	Dwellings
Past 12 months	1.6%	3.0%	1.7%
Annual over five years	2.8%	1.9%	2.7%
Annual over ten years	3.7%	3.3%	3.7%

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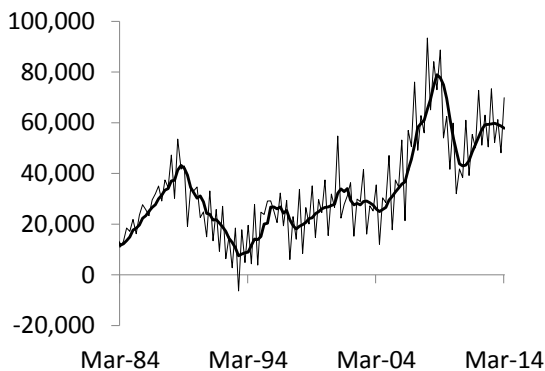
▶ Macro economic and demographic indicators

Housing demand: population growth starts to ease on lower overseas migration

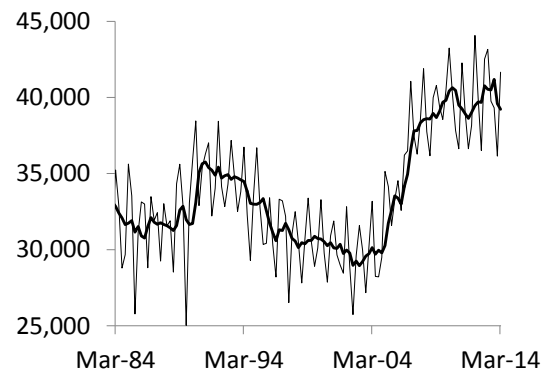
Quarterly change in national population



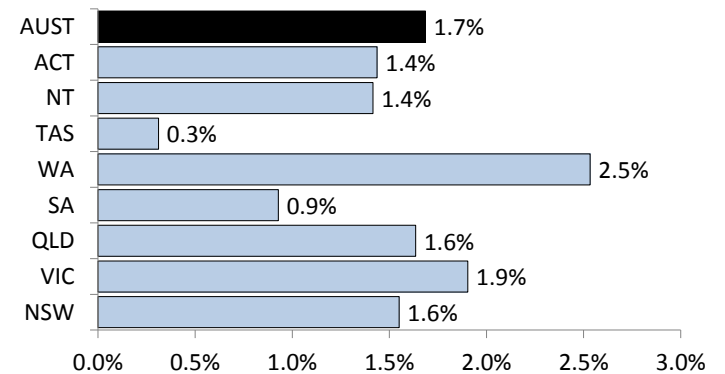
Net overseas migration



Natural increase

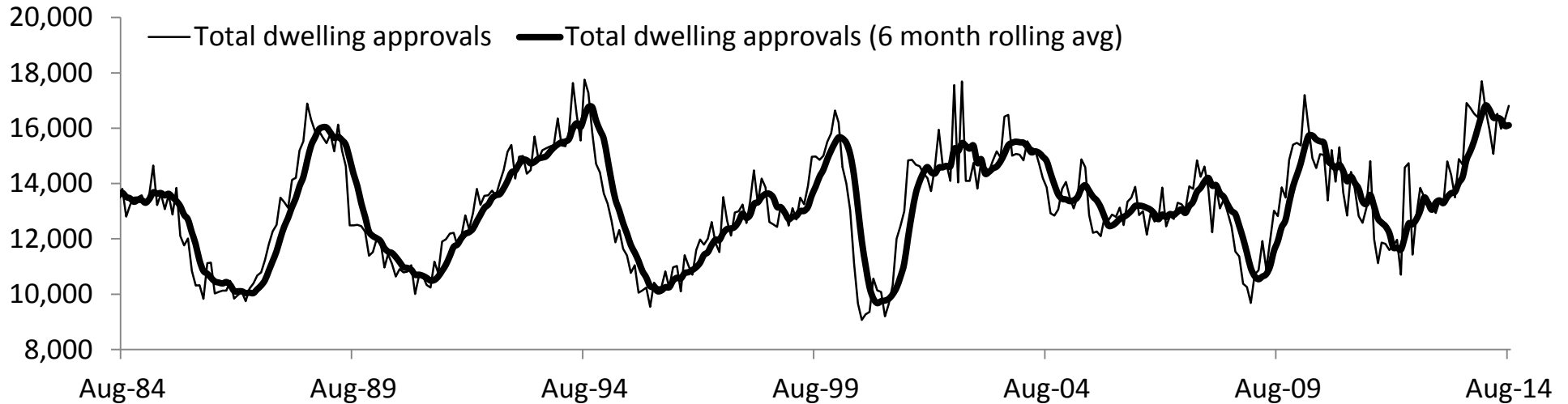


Annual change in population

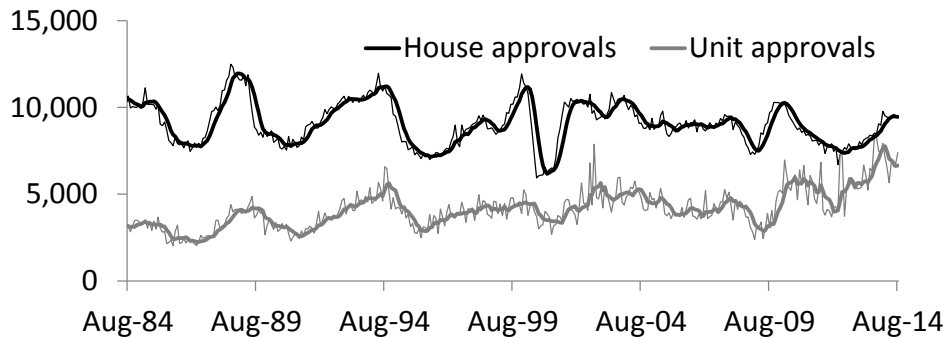


Housing supply: dwelling approvals have recently peaked after a solid ramp-up

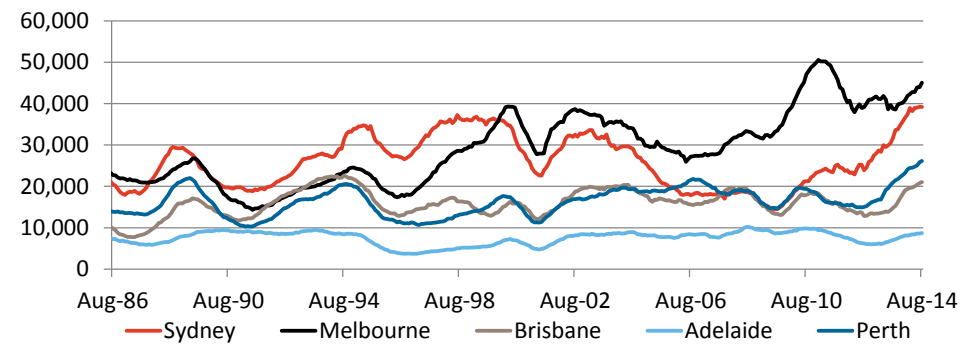
Monthly number of dwelling approvals, national



National dwelling approvals, houses v units

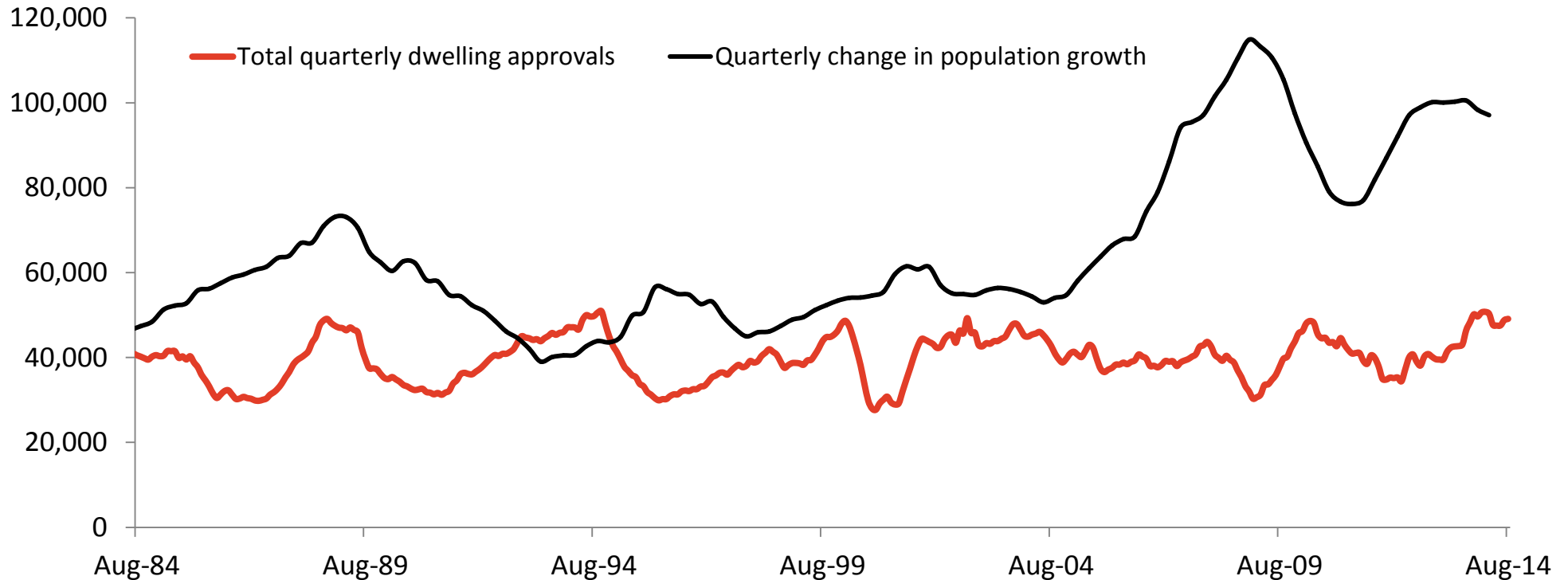


Annual dwelling approvals by major capital

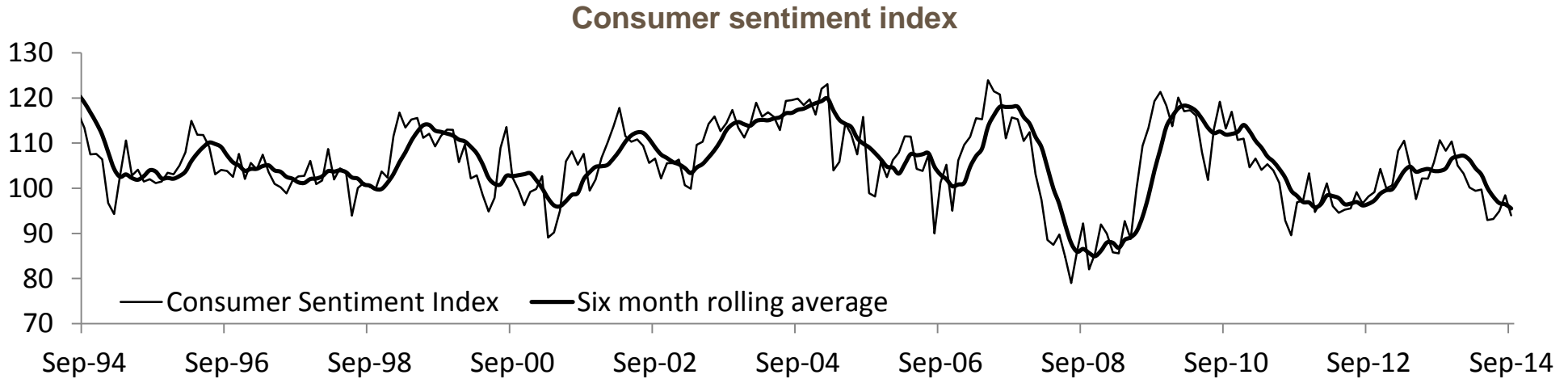


Demand v Supply: housing approvals have been outpaced by population growth since 2004

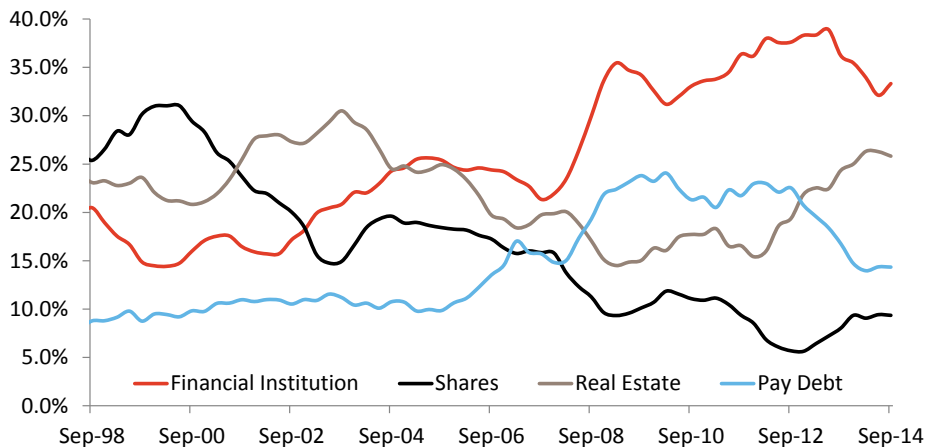
Quarterly dwellings approved for construction v quarterly change in population, national



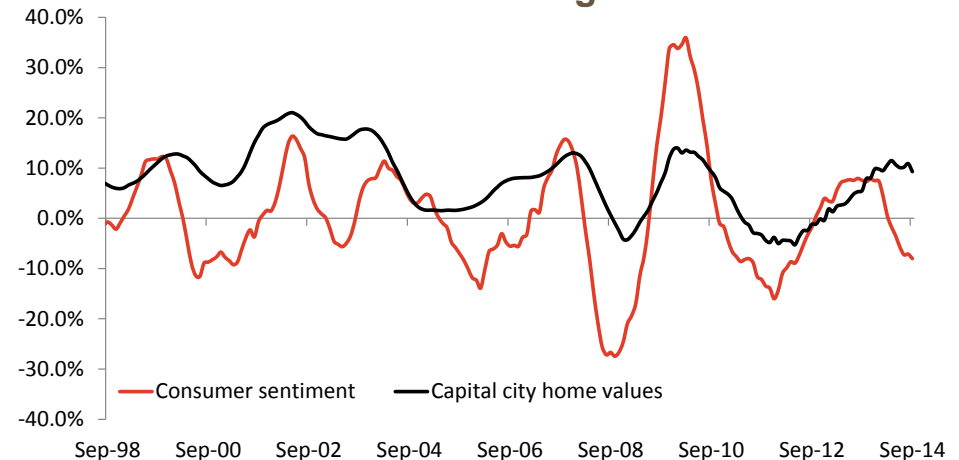
Consumer sentiment: slowly moving higher after the post-budget slump in confidence



Wisest place for savings

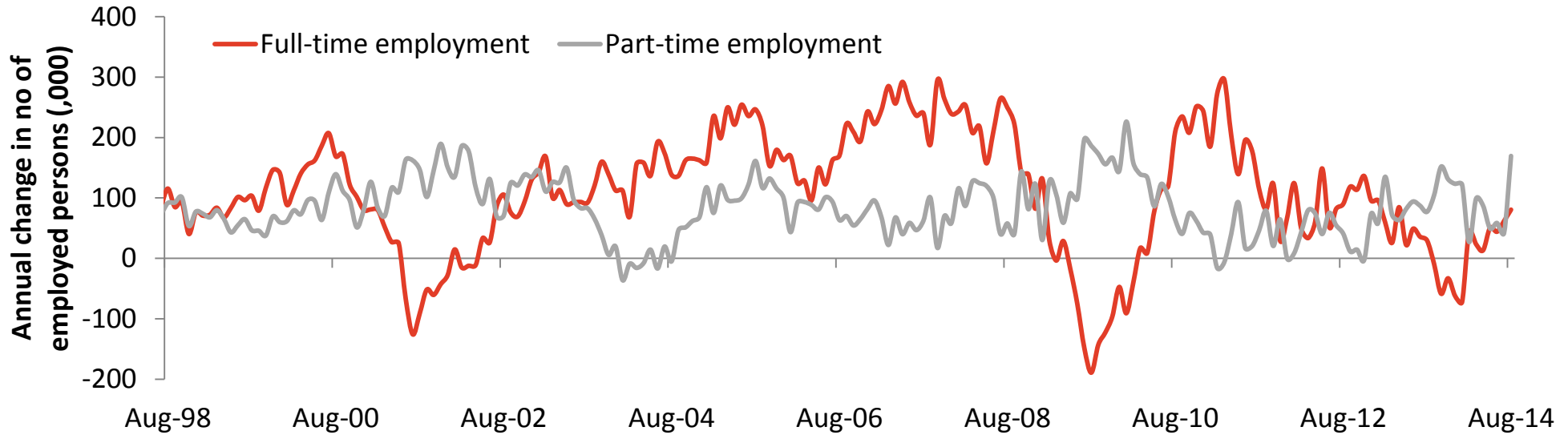


Annual change in consumer sentiment v dwelling values



Labour force: full time jobs growth has recently improved while labour force participation also moves higher

Annual jobs growth, full time v part time



National unemployment rate

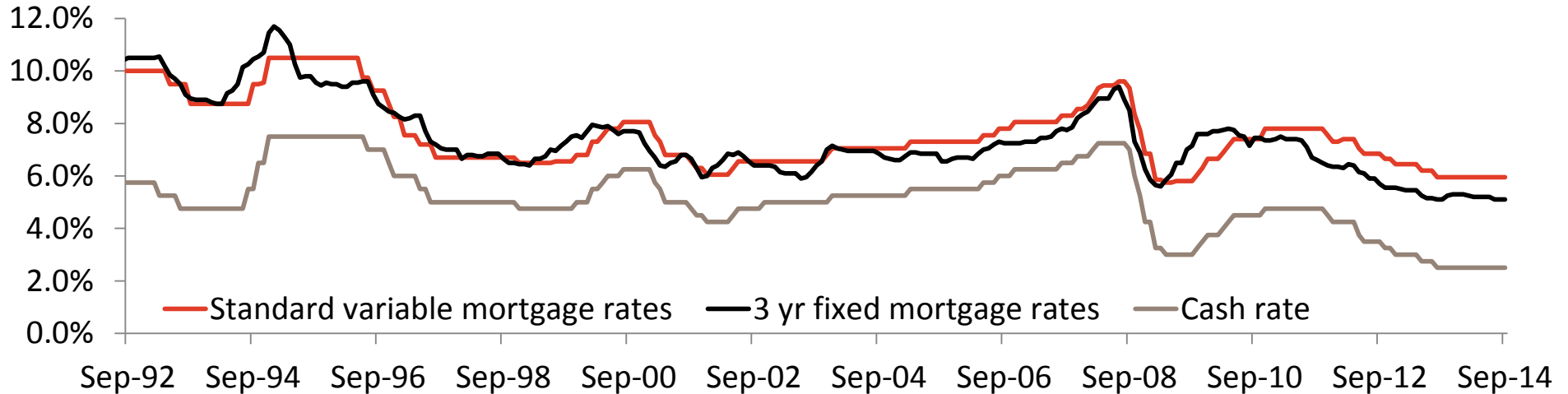


National participation rate

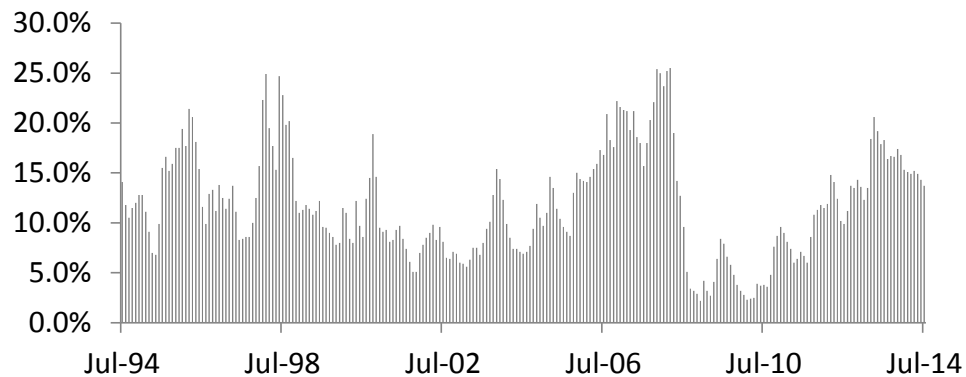


Mortgage rates: Mortgage rates continue to hold steady and are expected to remain on hold for the foreseeable future

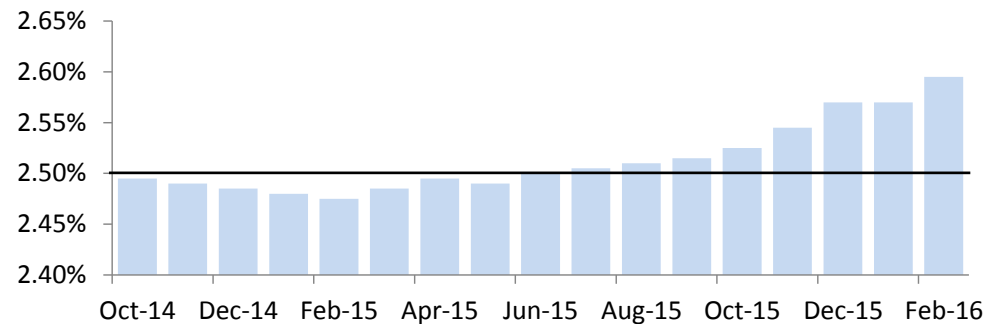
Mortgage rates and cash rate over time



% of owner occupier loan commitments on fixed rate



ASX cash rate futures implied yield curve



Interested in detailed housing & mortgage market statistics?

RP Data produces an advanced suite of housing market analytics that provides key insights for understanding housing market conditions at a granular geographic level. Granular data is often used for portfolio analysis and benchmarking, risk assessments and understanding development feasibility and market sizing. It gives industry professionals valuable modules which provide essential analytics and insights for decision making and strategy formation within the residential property asset class.

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Report	Description
Market Scorecard	Monitor and measure performance of an individual office or a Franchise brand month on month through a detailed view of the Real Estate Listing and Sales market share across Australia. With the ability to gather market share statistics within your active market this product is designed to identify the competing brands and independents at a suburb, postcode, user defined territory and State level. Easily locate growth opportunities and market hotspots allowing you to view the performance of the established offices in these new areas of interest.
Market Trends	Detailed housing market indicators down to the suburb level, with data in time series or snapshot delivered monthly. RP Data's Market Trends data is segmented across houses and units. The Market Trends data includes key housing market metrics such as median prices, median values, transaction volumes, rental statistics, vendor metrics such as average selling time and vendor discounting rates.
RP Data –Rismark Indices	The suite of RP Data-Rismark indices range from simple market measurements such as median prices through to repeat sales indices and our flagship hedonic home value indices. The RP Data-Rismark Hedonic index has been specifically designed to track the value of a portfolio of properties over time and is relied upon by Australian regulators and industry as the most up to date and accurate measurement of housing market performance.
Economist Pack	A suite of indices and indicators designed specifically for Australian economic commentators who require the most up to date and detailed view of housing market conditions. The economist pack includes the RP Data-Rismark Hedonic indices for capital cities and 'rest of state' indices, the stratified hedonic index, hedonic total return index, auction clearance rates and median prices.
Investor Concentration Report	Understanding ownership concentrations is an important part of assessing risk. Areas with high investor concentrations are typically allocated higher risk ratings due to the over-representation of a particular segment of the market. Through a series of rules and logic, RP Data has flagged the likely ownership type of every residential property nationally as either owner occupied, investor owned or government owned.
Mortgage Market Trend Report	RP Data is in a unique position to monitor mortgage related housing market activity. Transaction volumes, dwelling values and mortgage related valuation events all comprise our Mortgage market trend report which provides an invaluable tool for mortgage industry benchmarking and strategy.

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