

ACT MEDIAN HOUSE PRICES RISE, VACANCY RATE RISES

Main Features

During the December quarter 2005 the median house price in the ACT rose \$18,000 (up 5.1%) to \$368,000. The median price for other dwellings (units, townhouses etc) fell \$5,500 (down 1.9%) to \$289,000. For the year ending the December quarter 2005, house prices rose 5.1%, while prices for other dwellings rose 5.9%.

The vacancy rate for all rented dwellings in the ACT rose from 1.8% in the September quarter 2005 to 2.8% in the December quarter 2005.

In the December quarter 2005, the median rent for three bedroom houses in the ACT rose 3.3% to \$310 per week. Over the year to the December quarter 2005 the median rent for houses in the ACT also rose 3.3%.

Note: Median prices for Hobart and Darwin are final estimates. For Sydney, Brisbane, Adelaide and Perth prices for the current quarter are preliminary estimates, but are revised only once because the sample in the current quarter is so high (75-90% of final sales). Current quarter prices for Sydney, Brisbane, Adelaide and Perth are compared with the revised estimates in previous quarters. Melbourne prices are revised twice. For Canberra, where preliminary sales are a low percentage of expected final sales for the quarter, calculations of quarterly and annual percentage changes in median prices are compared with preliminary estimates in previous quarters.

Commentary

All capital cities recorded a rise in median house prices in the December quarter 2005. The rise in median house prices in the ACT in the December quarter 2005 (5.1%) recorded by the Real Estate Institute of Australia (REIA) is reasonably consistent with 1.9% rise in the median recorded by ACTPLA data, and the 0.9% rise recorded by the ABS house price index. According to the REIA, all Canberra zones recorded a rise in median house prices in the December quarter 2005, with the largest rise recorded by the inner south zone (Woden and Weston Creek, up 5.1%), and the inner central zone (4.1%). The smallest rise was recorded by the outer south (Tuggeranong, up 1.5%).

Capital City Comparisons

House Prices

During the December quarter 2005, the capital city recording the largest rise in median house prices was Darwin (up 9.3%) followed by Melbourne (up 5.6%). The smallest rise was recorded by Sydney (up 0.2%). Compared with the December quarter 2004, the strongest rise in median prices was recorded by Darwin (up 26.2%) followed by Perth (up 18.2%). The only annual fall was recorded by Sydney (down 5.1%).

Other Dwelling (Flats/Units/Townhouses) Prices

In the December quarter 2005, Darwin recorded the largest rise in median other dwelling prices (up 7.6%), while Hobart recorded the largest fall (down 9.8%). Compared with the December quarter 2004, the capital city recording the largest rise in other dwelling prices was Darwin (up 38.3%), while Hobart recorded the largest fall (down 11.1%).

Rents

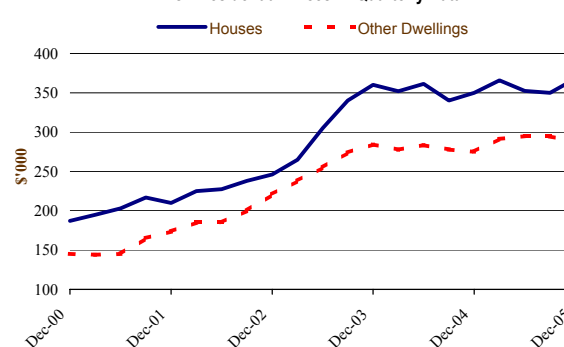
In the December quarter 2005, all capital cities recorded positive or zero growth in median house rents. The cities recording the largest rises were Hobart and Darwin (up 8.7% and 7.1%, respectively), while Sydney remained unchanged. Canberra's median weekly house rent of \$310 remains the highest of all capital cities.

In the December quarter 2005, all capital cities recorded positive or zero growth in median other dwelling rents. Hobart recorded the largest rise (up 5.6%) followed by Perth (up 5.3%). Melbourne, Brisbane, Adelaide and Darwin were unchanged. Canberra's median other dwelling rent (up 3.6% to \$290 per week), is the second highest across all capital cities (with Sydney recording the highest median other dwelling rent at \$300 per week).

Definition

REIA Market Facts is a quarterly publication published by the Real Estate Institute of Australia detailing trends in house prices, rental values and vacancy rates.

ACT Residential Prices — Quarterly Data



Source: REIA Market Facts

Capital City Median House Prices

Capital City	Current Value (\$'000)	Change Since	
		Last Quarter	Same Quarter Last Year
Sydney	518.0	0.2%	-5.1%
Melbourne	375.0	5.6%	1.4%
Brisbane	320.0	1.6%	1.6%
Adelaide	277.0	0.7%	2.6%
Perth	325.0	4.8%	18.2%
Canberra	368.0	5.1%	5.1%
Hobart	276.5	3.8%	4.3%
Darwin	328.0	9.3%	26.2%

Source: REIA Market Facts

Capital City Median Weekly Rents (\$) — 3 Bedroom Houses

Capital City	Current Rent	Change Since	
		Last Quarter	Same Quarter Last Year
Sydney	260.0	0.0%	4.0%
Melbourne	230.0	4.5%	4.5%
Brisbane	250.0	2.0%	8.7%
Adelaide	230.0	2.2%	9.5%
Perth	230.0	4.5%	21.1%
Canberra	310.0	3.3%	3.3%
Hobart	250.0	8.7%	8.7%
Darwin	300.0	7.1%	11.1%

Source: REIA Market Facts

Capital City Vacancy Rates (%) — All Rented Dwellings

Capital City	Current Rate	Last Quarter	Same Quarter Last Year
Sydney	2.6	2.8	2.4
Melbourne	2.1	2.2	3.8
Brisbane	2.1	2.0	2.7
Adelaide	1.7	1.8	2.3
Perth	1.6	1.6	2.7
Canberra	2.8	1.8	5.2
Hobart	2.2	2.3	2.0
Darwin	4.4	1.8	4.1

Source: REIA Market Facts