

A review of mainstream residential markets across major Australian cities and regional areas



Australian Residential Review

Q3 2022

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AUSTRALIAN RESIDENTIAL MARKET

How have the mainstream residential markets of Australia's major cities and regional areas performed?

Australia's residential market

The Reserve Bank of Australia has recently announced six consecutive increases to the official cash rate to combat global inflation pressure, with mortgage lenders passing directly onto homeowners.

Sales transaction volume activity has since eased for every capital city across Australia, with the exception of Adelaide and Darwin. This has resulted in the stabilisation in the time taken to sell a residential home and price growth tapering back.

Despite the rising cost to service a mortgage, there has not yet been an influx of residential properties being advertised on the market or going to auction. Government stimulus throughout the pandemic, and a general rise in household savings in this time, has allowed some breathing space for homeowners. However,

feeling a bigger pinch are those renting homes in the cities, and regionally, with rents now reaching double-digit annual growth across Australia.

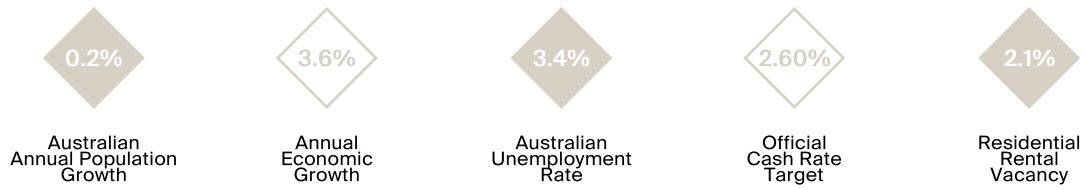
On top this, the cost of living is mounting—from grocery items such as fresh produce, meat, and dairy—to filling the car with fuel. This is only set to get worse with severe weather events forecast for the Spring/Summer and the 6-month reduction in the fuel excise ending on 28 September 2022.

Migration of skilled workers has been steadily returning to Australia, which continues to place tension in this already tight residential rental market, with vacancy now at 2.1%. This is well-below the target 3% equilibrium, being the balance between rental supply and demand. Australia now counts five capital cities chronically undersupplied and trending below 1.5%. This rental situation extends to

regional areas, where in the pandemic homes were converted to short-stay accommodation and removed from the long-term rental pool displacing many in the local community.

In the last quarter, rental tension has eased marginally in regional areas with a slight uptick in the vacancy rate as more properties were returned to the rental pool. This follows Australians having more international travel options available and cities are once more welcoming the bustling of city workers. In saying this, the regional areas of our three largest cities are recording vacancy at 1.4% in NSW, 1.8% in Victoria and 0.5% in Queensland.

This comes at a time when inflated construction costs, labour shortages and supply chain blockages continue to delay the delivery of new homes across the country.



Key Drivers

Australia's total population grew by 0.2% to 25.7 million persons in the year to June 2021. Over this time, the major cities of Australia saw annual population change of -0.1%, while inner regional areas of Australia saw population change of 1.1% and outer regional areas of 0.2% (ABS). The projected population growth to 2041, is higher, at 1.4% per annum (ABS).

Australia's economy grew by 3.6% in June 2022, with a forecast of 2.0% in 2023, whilst unemployment was at 3.4% and expected to reach 3.9% over the same time (Oxford Economics).

The official cash rate on 4 October 2022 had been raised 125 bps over the past three months, to a target of 2.60% by the Reserve Bank of Australia. The

Oxford Economics forecast for the official cash rate is to be lifted towards a target of 3.07% by the end of 2023.

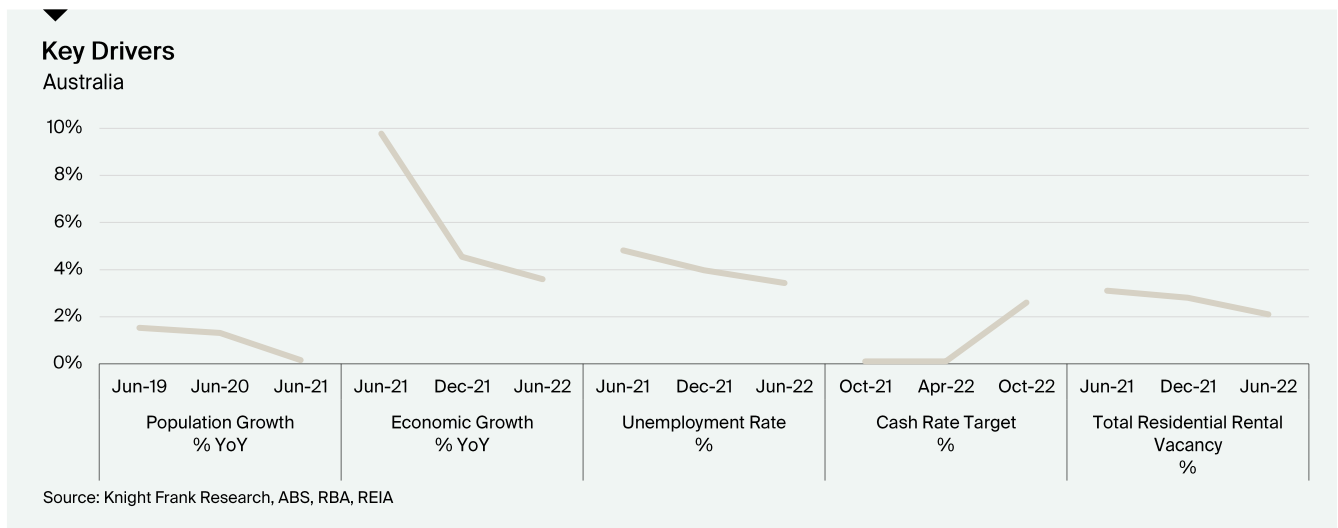
In the June 2022 quarter, average mortgage lending rates to owner occupiers increased by 347 bps to 5.66%, for a 3-year fixed term loan and rose by 75 bps to 5.27%, for a standard variable loan. For investors, a 3-year fixed term increased by 328 bps with 5.84%, and a standard variable loan rose by 75 bps to 5.85% (RBA).

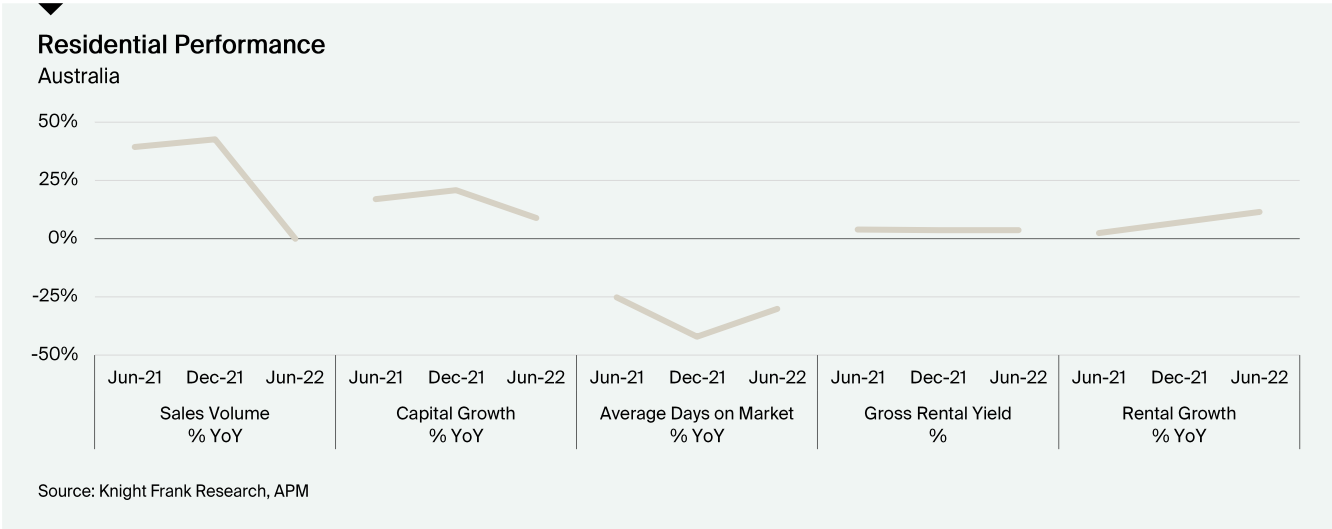
New household loan commitments across Australia were down by 3.0% in the June 2022 quarter, lower than the 3.0% growth recorded in the previous quarter (ABS). The number of lending commitments to owner occupier first home buyers in Australia fell by 9.5% in June 2022, compared to -1.2% a year

earlier. This first home buyer group represented 17.4% of all Australian owner occupier loans in June 2022 (ABS).

Building approvals in the June 2022 quarter grew by 5.9% across Australia, compared to a fall of 9.0% a quarter ago. In this time, 29,519 houses and 18,460 apartments were approved. This was trending 4.5% higher for houses and 8.2% higher for apartments approvals compared to the quarter earlier (ABS).

The weighted average total residential rental vacancy for Australian capital cities was recorded at 2.1% in June 2022, compressing 40 bps over the past quarter (REIA). Generally, 3% vacancy is considered to be a balanced rental market between supply and demand.





Performance and Outlook for the Australian Residential Market

Across Australia, mainstream sales volume trended down 18.5% in the June 2022 quarter to total 114,095 residential homes (houses and apartments), as annual sales volume recorded -0.1% (APM).

The average days on market for an Australian home was 62 days in the June 2022 quarter. This was 68 days one quarter ago.

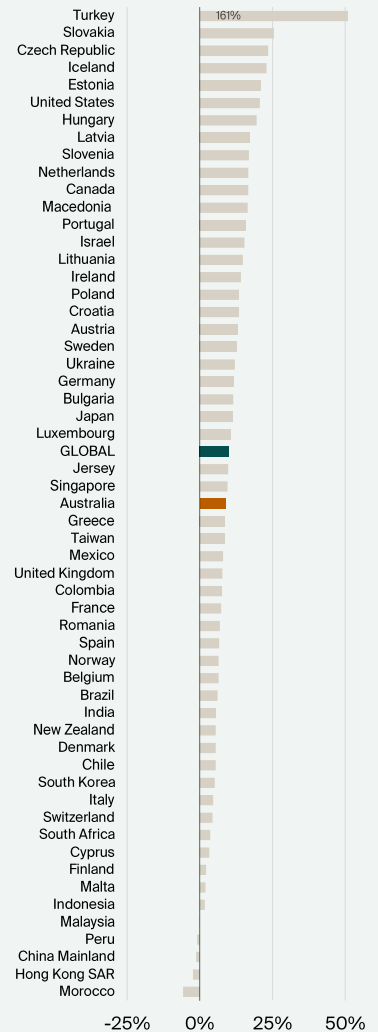
Residential property values across Australia rose 8.9% in the year to June 2022, decreasing 0.7% in the last quarter to stand at a median value of \$944,500.

Australia ranked 28 from 56 countries and territories in the Knight Frank [Global House Price Index](#). This performance saw Australia trend below the global average of 10.0% over the same time.

Across the Australian cities, Adelaide residential prices performed the strongest in this time with 25.6% annual growth, ranking 10 from 150 global cities in the Knight Frank [Global Residential Cities Index](#). Brisbane in position 20 and Hobart in position 21 ranked next best, with annual growth of 20.4% and 20.2%, respectively. Overall, Australia had representation of three capital cities in the top 50 cities.

Price Performance

% annual growth, Jun-22



AUSTRALIAN CITIES MAINSTREAM RESIDENTIAL PRICE PERFORMANCE	GLOBAL RANK Jun-22 (Rank one year ago)	ANNUAL GROWTH RATE Jun-22 (Rate one year ago)
ADELAIDE	10 (42)	25.6% (13.9%)
BRISBANE	20 (54)	20.4% (11.2%)
HOBART	21 (14)	20.2% (24.6%)
CANBERRA	67 (15)	9.9% (23.5%)
DARWIN	87 (24)	7.4% (19.1%)
PERTH	89 (48)	6.6% (12.5%)
SYDNEY	104 (28)	5.1% (18.7%)
MELBOURNE	109 (44)	4.3% (13.7%)
AUSTRALIA	28 (7)	8.9% (16.4%)

Source: Knight Frank Research, Global House Price Index (56 markets), Global Residential Cities Index (150 cities)

MAJOR CITIES RESIDENTIAL Jun-22	SYD	MEL	BNE	GC	PER	ADE	HOB	CAN	DAR	AUS
POPULATION GROWTH YoY ^	-0.1%	-1.2%	0.8%	1.3%	0.8%	0.1%	-0.2%	0.1%	-0.2%	0.2%
ECONOMIC GROWTH YoY *	3.3%	3.8%	6.0%	6.0%	6.3%	7.8%	7.7%	5.3%	5.4%	3.6%
UNEMPLOYMENT RATE	3.2%	3.1%	3.8%	4.5%	3.0%	3.9%	4.4%	2.8% *	3.6% *	3.4%
NEW LOAN COMMITMENTS YoY *	22%	24%	25%	25%	11%	17%	5%	19%	18%	21%
FIRST HOME BUYERS O/O share *	15%	20%	16%	16%	22%	15%	17%	21%	19%	17%
BUILDING APPROVALS YoY	-11%	1%	-8%	10%	-29%	-8%	-22%	21%	-39%	-9%
SALES VOLUME Annual	98,160	95,912	67,944	20,120	51,138	30,643	4,199	11,651	2,271	576,670
SALES VOLUME YoY	-11%	8%	8%	-12%	8%	19%	-13%	-18%	46%	0%
AVE. DAYS ON MARKET	50	54	36	42	58	67	34	45	117	62
AUCTION CLEARANCE RATE ^	52.9%	59.0%	59.0%	-	44.4%	64.1%	0.0% *	56.6%	-	56.8%
MEDIAN VALUE	\$1,218,500	\$916,500	\$738,000	\$799,500	\$587,500	\$696,000	\$736,000	\$951,000	\$545,500	\$944,500
CAPITAL GROWTH YoY	5.1%	4.3%	20.4%	22.8%	6.6%	25.6%	20.2%	9.9%	7.4%	8.9%
CAPITAL GROWTH Global Rank	104	109	20	-	89	10	21	67	87	28
CAPITAL GROWTH 2022 Forecast	-5%	-4%	3%	4%	2%	4%	2%	-4%	1%	-1%
CAPITAL GROWTH 2023 Forecast	-7%	-7%	-8%	-7%	-5%	-7%	-8%	-6%	-7%	-7%
CAPITAL GROWTH 2024 Forecast	5%	5%	4%	6%	4%	3%	5%	5%	4%	5%
GROSS RENTAL YIELD	3.04%	3.21%	4.24%	4.64%	5.38%	4.50%	3.79%	4.23%	6.23%	3.68%
MEDIAN WEEKLY RENT	\$580	\$445	\$500	\$660	\$475	\$455	\$525	\$640	\$555	\$485
RENTAL GROWTH YoY	12.6%	8.5%	13.6%	21.1%	9.2%	11.0%	9.4%	9.4%	1.8%	11.5%
TOTAL RENTAL VACANCY RATE	1.6%	4.6%	0.7%	0.5%	1.1%	0.4%	1.1%	0.7%	2.0%	2.1%

Source: Knight Frank Research, ABS, APM, CoreLogic, Oxford Economics, REIA, REIQ

Note: ^ Latest data at time of publishing * Data is state/territory level

With current global and local economic challenges likely to remain in play over the coming year, Knight Frank Research forecasts Australian mainstream residential values to decline by 1% by the end of 2022.

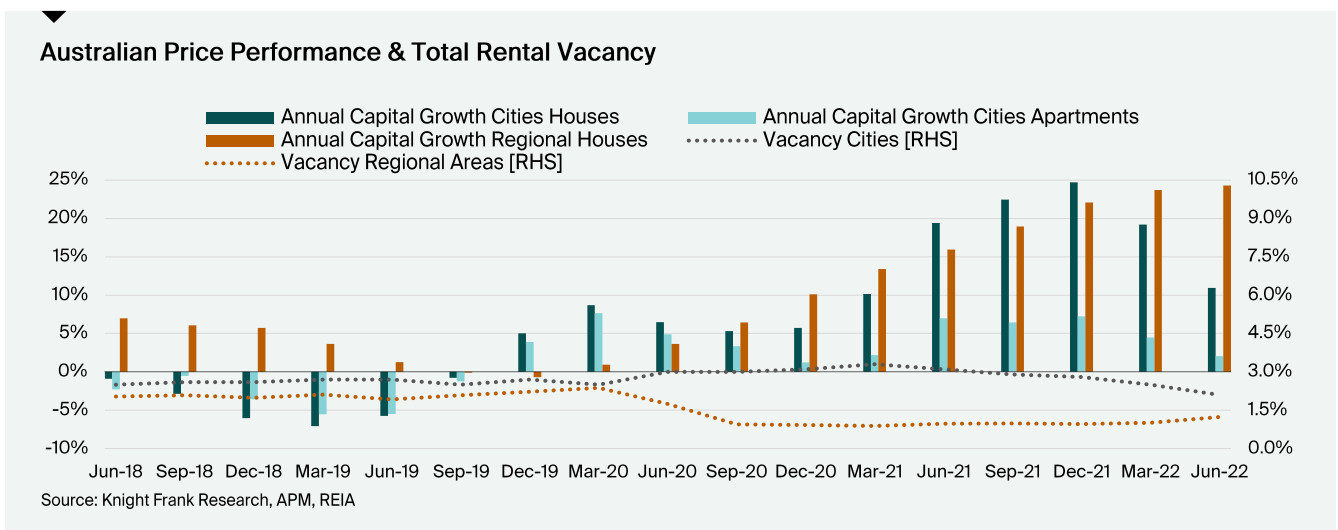
The better performing capital cities for price growth in 2022 are expected to still be in smaller cities, like Adelaide (4%), the Gold Coast (4%) and Brisbane (3%) with increased interstate

migration, attractive relative value and interstate investors being the leading drivers.

By the end of 2023, the overall Australian residential property market could experience price declines of up to 7%. Although 2024 is likely to trend back towards positive territory (with 5% growth) given the likely increase in overseas migration, the significantly tight rental vacancy and chronic

undersupply of new properties being built across the country.

From an investment perspective, gross rental yields rose 7 bps in the second quarter of 2022, as Australian residential property averaged 3.68%. Across Australia residential rents increased by 2.1% in the June 2022 quarter, rising 11.5% annually, to stand at \$485 per week. This is being influenced by the 2.1% rental vacancy.



APARTMENTS AUSTRALIAN CITIES



Performance of Apartments in Australian Major Cities

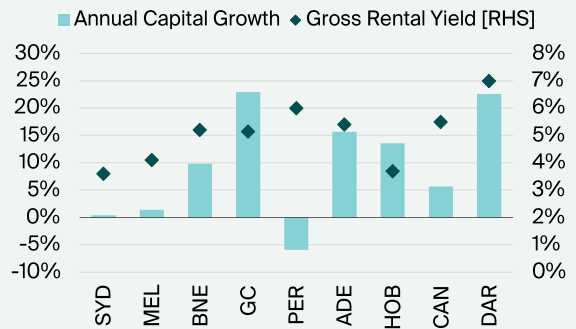
Across Australian major cities, sales volume trended down 19.1% in the June 2022 quarter to count 28,695 apartments, whilst annual sales volume is 0.8% lower than a year ago. The average days on market for an Australian apartment was 69 days in the June 2022 quarter. This was 77 days one quarter ago.

Median apartment values rose 2.1% in the year to June 2022, while rising 0.2% in the last quarter to stand at \$618,500.

In the second quarter of 2022, gross rental yields rose 12 bps with Australian apartments averaging 4.06%. Australian median apartment rents increased by 2.3% in the June 2022 quarter, rising 12.5% annually, to \$450 per week (APM).

Australian Apartment Price & Rental Yield Performance

%, Major Cities, Jun-22



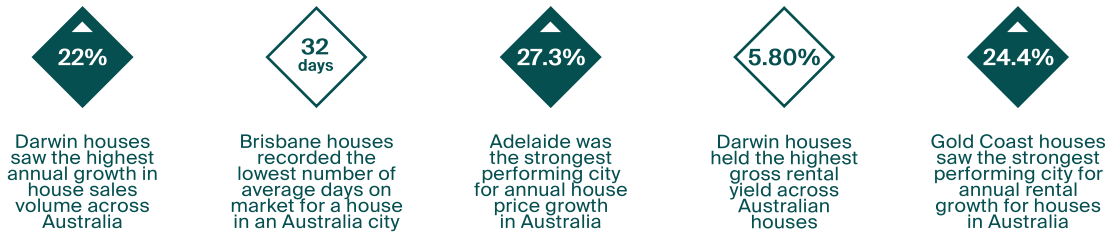
Source: Knight Frank Research, APM

MAJOR CITIES APARTMENTS Jun-22

	SYD	MEL	BNE	GC	PER	ADE	HOB	CAN	DAR	AUS
SALES VOLUME Annual	41,029	26,076	20,680	9,416	5,325	6,106	619	6,084	1,153	145,574
SALES VOLUME YoY	-9%	7%	12%	-12%	7%	22%	-21%	-19%	80%	-1%
Ave. Days On Market	63	77	46	48	84	89	31	49	148	69
MEDIAN VALUE	\$791,000	\$579,500	\$448,500	\$590,000	\$357,000	\$399,000	\$556,000	\$599,500	\$390,500	\$618,500
CAPITAL GROWTH YoY	0.4%	1.4%	9.8%	22.9%	-5.9%	15.7%	13.6%	5.6%	22.6%	2.1%
GROSS RENTAL YIELD	3.60%	4.10%	5.20%	5.14%	6.00%	5.40%	3.70%	5.50%	7.00%	4.06%
MEDIAN WEEKLY RENT	\$525	\$410	\$450	\$550	\$400	\$380	\$450	\$550	\$480	\$450
RENTAL GROWTH YoY	11.7%	12.3%	12.5%	17.0%	5.3%	8.6%	12.5%	10.0%	6.7%	12.5%

Source: Knight Frank Research, APM

HOUSES AUSTRALIAN CITIES



Performance of Houses in Australian Major Cities

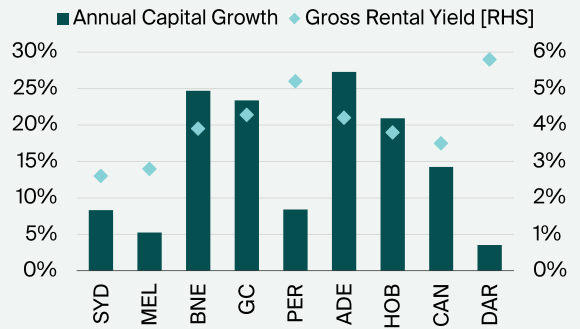
Sales volume across Australian major cities trended down 18.3% in the June 2022 quarter to total 85,400 houses, whilst annual sales volume was 0.1% above a year ago. The average days on market for an Australian house was 59 days in the June 2022 quarter. This was 64 days one quarter ago.

Across Australian major cities, median house values rose 10.9% in the year to June 2022, and fell by 0.8% over the last quarter to \$1,065,500.

Gross rental yields rose 5 bps with Australian houses across the major cities averaging 3.54%. Median apartment rents increased 2.0% in the June 2022 quarter, up 11.1% annually, to stand at \$500 per week (APM).

Australian House Price & Rental Yield Performance

%, Major Cities, Jun-22



Source: Knight Frank Research, APM

MAJOR CITIES HOUSES Jun-22

	SYD	MEL	BNE	GC	PER	ADE	HOB	CAN	DAR	AUS
SALES VOLUME Annual	57,131	69,836	47,264	10,704	45,813	24,537	3,580	5,567	1,118	431,096
SALES VOLUME YoY	-12%	8%	6%	-13%	8%	18%	-11%	-16%	22%	0%
AVE. DAYS ON MARKET	40	43	32	38	51	60	34	43	100	59
MEDIAN VALUE	\$1,552,000	\$1,074,500	\$840,500	\$950,000	\$652,000	\$793,000	\$766,000	\$1,154,500	\$632,000	\$1,065,500
CAPITAL GROWTH YoY	8.3%	5.2%	24.7%	23.4%	8.4%	27.3%	20.9%	14.3%	3.5%	10.9%
GROSS RENTAL YIELD	2.60%	2.80%	3.90%	4.28%	5.20%	4.20%	3.80%	3.50%	5.80%	3.54%
MEDIAN WEEKLY RENT	\$620	\$460	\$520	\$740	\$495	\$480	\$540	\$690	\$480	\$500
RENTAL GROWTH YoY	12.7%	7.0%	15.6%	24.4%	10.0%	11.6%	9.1%	9.5%	0.8%	11.1%

Source: Knight Frank Research, APM

HOUSES REGIONAL AUSTRALIA



Regional Queensland saw the highest annual growth in sales volume for houses across regional Australia



Regional Tasmania recorded the lowest number of average days on market for houses sold in regional Australia



Regional Tasmania had the strongest performing annual house price growth in regional Australia



Regional South Australia held the highest average gross rental yield for houses across regional Australia



Regional Western Australia saw the strongest performing annual rental house growth in regional Australia



Average total residential rental vacancy across major areas of regional Australia.

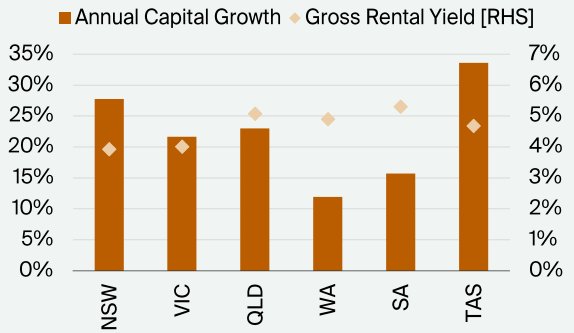
Performance of Houses in Regional Australia

In the year to June 2022, the volume of house sales across regional Australia was 136,599, trending 4.6% higher than a year ago. The average days on market for a regional house in Australia was 70 days in the June 2022 quarter. This was 77 days one quarter ago. Values for Australian regional houses rose 24.3% in the year to June 2022, rising 4.7% in the last quarter to \$718,500.

In the second quarter of 2022, gross rental yields compressed 26 bps with regional houses averaging 4.43%. Across regional Australia, house rents grew by 2.1% in the June 2022 quarter, rising 11.6% over the past year to stand at \$480 per week. The residential rental vacancy for regional Australia was recorded at 1.2% in June 2022, rising 22 bps over the past quarter.

Australian House Price & Rental Yield Performance

% , Regional Areas, Jun-22



Source: Knight Frank Research

REGIONAL HOUSES Jun-22	NSW	VIC	QLD	WA	SA	TAS	AUS	AUSTRALIA RESIDENTIAL Jun-22
SALES VOLUME Annual	36,972	25,104	64,892	5,004	2,845	1,782	136,599	576,670
SALES VOLUME YoY	-9%	-5%	19%	15%	7%	-9%	5%	0%
Ave. DAYS ON MARKET	48	46	101	107	107	33	70	62
MEDIAN VALUE	\$895,000	\$686,000	\$622,500	\$498,000	\$472,000	\$521,000	\$718,500	\$944,500
CAPITAL GROWTH YoY	27.8%	21.6%	23.0%	11.9%	15.7%	33.6%	24.3%	8.9%
GROSS RENTAL YIELD	3.92%	4.01%	5.07%	4.90%	5.30%	4.69%	4.43%	3.68%
MEDIAN WEEKLY RENT	\$550	\$430	\$470	\$385	\$440	\$410	\$480	\$485
RENTAL GROWTH YoY	13.4%	8.9%	11.9%	14.9%	10.0%	13.9%	11.6%	11.5%

Source: Knight Frank Research

GREATER SYDNEY

Greater Sydney Key Drivers

The population in Greater Sydney was estimated at 5.4 million persons in 2021, with annual change of -0.1%. The projected population growth to 2041, is higher, at 1.6% per annum (ABS).

New South Wales (NSW) economic growth was estimated at 3.3% in 2021, with a forecast of 3.2% in 2022 (Oxford Economics). Greater Sydney unemployment stood at 3.2% as at June 2022, trending 73 bps lower than the quarter earlier (ABS).

New household loan commitments in NSW were down by 8.4% in the June 2022 quarter, lower than the 2.9% growth recorded in the previous quarter. The number of lending commitments to owner occupier first home buyers in NSW fell by 11.6% in June 2022, compared to falling by 0.3% a year earlier. This first home buyer group represented 14.8% of all NSW owner occupier loans in June 2022 (ABS).

Building approvals in the quarter to June 2022 totalled 4,071 houses and 4,275 apartments in Greater Sydney. This was trending up 9.1% for houses and was 8.2% lower for apartment approvals compared to the quarter earlier (ABS).

Total residential rental vacancy was 1.6% in Greater Sydney at the end of June 2022, recording 2.9% in the Inner Suburbs (0-10km from the CBD), 1.4% in the Middle Suburbs (10-25km) and 1.5% in the Outer Suburbs (25km+) (REINSW).

The auction clearance rate for the week ending 11 September 2022 was 60.0% from 698 scheduled auctions. This was higher than the prior week sold, at 55.8% (from 689 auctions held). By comparison, the similar week last year was 81.2% (out of 607 auctions) sold (CoreLogic).

Greater Sydney Houses

Sales volume trended down 13.2% in the June 2022 quarter to 11,111 houses, while annual sales volume is 12.0% lower than a year ago. The average days on market for a house stood at 40 days in the June 2022 quarter. One quarter ago, this was 40 days. Over the year ending June 2022, capital values increased 8.3% for houses, and fell 2.8% in the past quarter to a median value of \$1,552,000.

Gross rental yields for houses increased by 10 bps, to 2.60%, in the second quarter of 2022. Rents rose 3.3% for

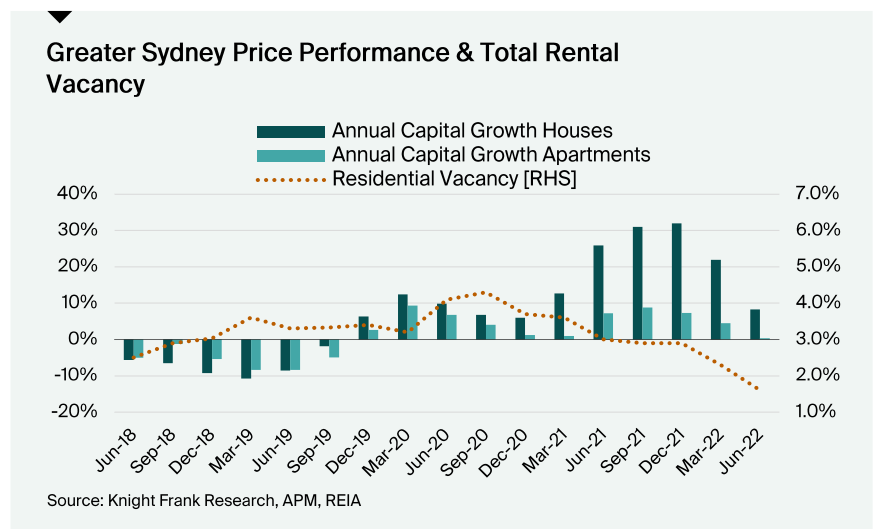
houses in the quarter to June 2022, and were up 12.7% over the past year, to stand at a weekly median rent of \$620 (APM).

Greater Sydney Apartments

In the June 2022 quarter, sales volume trended down by 12.8% to 8,125 apartments, while annual sales volume trended 9.0% lower. Average days on market for an apartment was 63 days in the June 2022 quarter. This was 68 days one quarter ago. Capital values for apartments grew by 0.4% over the year to June 2022, falling by 0.6% in the last quarter to a median value of \$791,000.

Gross rental yields for apartments trended up 20 bps, to 3.60%, over the June 2022 quarter.

Rents increased 5.0% for apartments over the quarter to June 2022, and rose 11.7% over the past year with a median rent of \$525 per week (APM).



REGIONAL NEW SOUTH WALES

Regional New South Wales Key Drivers

Regional New South Wales (NSW) population was estimated at 2.8 million persons in 2021, with annual population change of 1.0%. The projected population growth to 2041, is lower, at 0.6% per annum (ABS).

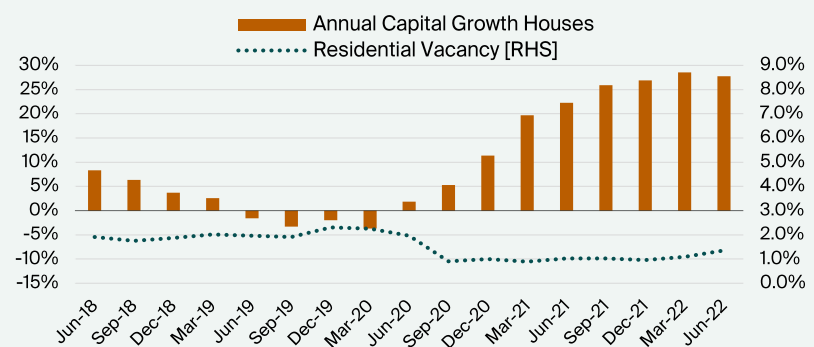
The inner regional areas of NSW saw annual population change of 1.1% in 2021, while outer regional NSW recorded 0.3%.

Economic growth in NSW was estimated at 3.3% in 2021, with a forecast of 3.2% in 2022 (Oxford Economics). Regional NSW unemployment stood at 3.3% in June 2022, trending 92 bps below the quarter earlier (ABS).

New household loan commitments in NSW decreased 8.4% in the June 2022 quarter, lower than the 2.9% growth recorded in the previous quarter (ABS).

The number of lending commitments to owner occupier first home buyers in NSW were down by 11.6% in June 2022, compared to falling 0.3% a year earlier. First home buyers represented 14.8% of all NSW owner occupier loans in June 2022 (ABS).

Regional New South Wales Price Performance & Total Rental Vacancy



Source: Knight Frank Research

Building approvals in the quarter to June 2022 totalled 12,399 residential dwellings in NSW. This was trending higher by 0.9% for dwelling approvals compared to the quarter earlier (ABS).

Total residential rental vacancy was 1.4% in Regional NSW at the end of June 2022, recording vacancy at 1.1% last quarter, and 1.0% one year ago (Knight Frank Research).

Regional New South Wales Houses

Sales volume trended down 8.8% in the year ending June 2022, with 36,972 houses. The average days on market for a house was 48 days in the June 2022

quarter. This was 50 days one quarter ago.

Capital values for houses rose 27.8% over the year to June 2022, up 4.6% in the last quarter to a median value of \$895,000.

Gross rental yields for houses were down 28 bps, to 3.92%, over the June 2022 quarter.

Over the same time, rents increased 1.9% for houses and trended up 13.4% over the past year, where median rents stood at \$550 per week.

GREATER MELBOURNE

Greater Melbourne Key Drivers

The Greater Melbourne population was estimated at 5.1 million persons in 2021, with annual change of -1.2%. The projected population growth to 2041, is higher, at 1.9% per annum (ABS).

Economic growth in Victoria was 3.8% in 2021, with a forecast of 5.2% in 2022 (Oxford Economics). Greater Melbourne unemployment stood at 3.1% as at June 2022, trending 130 bps below the quarter earlier (ABS).

New household loan commitments in Victoria decreased 3.9% in the June 2022 quarter, compared to 6.4% growth recorded for the previous quarter. Lending commitments to owner occupier first home buyers in Victoria fell by 10.6% in June 2022, lower than -0.5% a year earlier. This first home buyer group represented 19.8% of all owner occupier loans in Victoria in June 2022 (ABS).

Building approvals in the June 2022 quarter totalled 6,081 houses and 5,291 apartments in Greater Melbourne. This was trending higher 5.7% for houses and 15.4% lower for apartment approvals compared to the quarter before (ABS).

Residential rental vacancy was 4.6% in Greater Melbourne at the end of June 2022, with 4.4% in the CBD & Inner (0-10km) suburbs, 6.1% in the Middle (10-20km) suburbs and 1.6% in the Outer (20km+) suburbs (REIV).

The residential auction clearance rate for the week ending 11 September 2022

was 61.9%, from 847 scheduled auctions. This was below the prior week sold at 62.7% (from 777 auctions held). Looking back to the similar week last year, 43.8% (out of 430 auctions) were sold (CoreLogic).

Greater Melbourne Houses

In the June 2022 quarter, sales volume trended down by 10.0% to 14,739 houses, while annual sales volume was 8.4% higher. Average days on market for a house stood at 43 days in the June 2022 quarter. One quarter ago, this was 46 days. Over the year ending June 2022, capital values increased 5.2% for houses, and was down 0.9% in the past quarter to a median value of \$1,074,500.

Gross rental yields for houses compressed 10 bps, to 2.80%, in the second quarter of 2022. Rents increased 2.2% for houses in the June

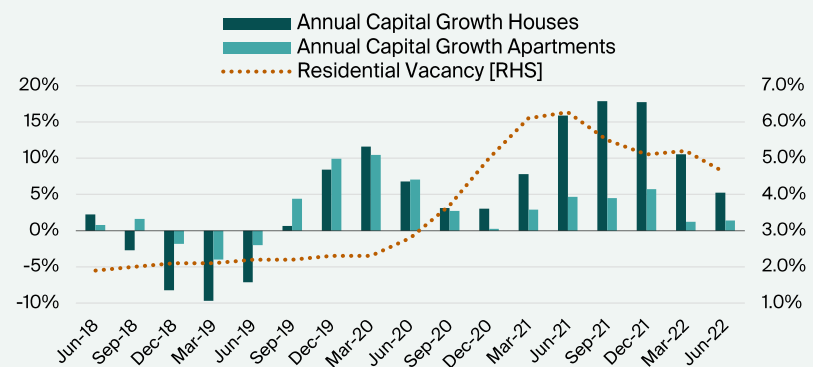
2022 quarter, and trended up 7.0% over the past year, to stand at a weekly median rent of \$460 (APM).

Greater Melbourne Apartments

Sales volume trended down 11.4% in the June 2022 quarter with 5,772 apartments, while annual sales volume was 7.2% higher than a year ago. The average days on market for an apartment was 77 days in the June 2022 quarter. This was 86 days one quarter ago. Capital values for apartments rose 1.4% over the year to June 2022, up 0.3% in the last quarter to a median value of \$579,500.

Gross rental yields for apartments were up 10 bps, to 4.10%, over the June 2022 quarter. Over the same time, rents increased 5.1% for apartments and trended up 12.3% over the past year, where median rents were \$410 per week (APM).

Greater Melbourne Price Performance & Total Rental Vacancy



Source: Knight Frank Research, APM, REIA

REGIONAL VICTORIA

Regional Victoria Key Drivers

Regional Victoria population was estimated at 1.6 million persons in 2021, with annual population change of 1.0%. The projected population growth to 2041, is lower, at 0.7% per annum (ABS).

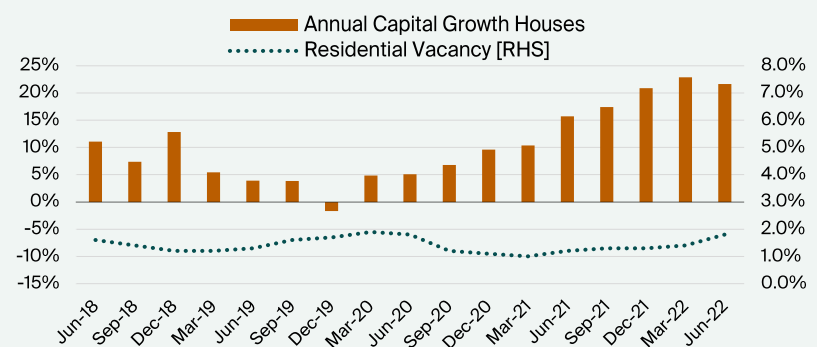
The inner regional areas of Victoria saw annual population change of 1.6% in 2021, while outer regional Victoria recorded -0.1%.

Economic growth in Victoria was estimated at 3.8% in 2021, with a forecast of 5.2% in 2022 (Oxford Economics). Regional Victoria unemployment stood at 2.8% in June 2022, trending 86 bps below the quarter earlier (ABS).

New household loan commitments in Victoria decreased 3.9% in the June 2022 quarter, lower than the 6.4% growth recorded in the previous quarter (ABS).

The number of lending commitments to owner occupier first home buyers in Victoria were down by 10.6% in June 2022, compared to falling 0.5% a year earlier. First home buyers represented 19.8% of all Victoria owner occupier loans in June 2022 (ABS).

Regional Victoria Price Performance & Total Rental Vacancy



Source: Knight Frank Research, REIV

Building approvals in the quarter to June 2022 totalled 14,784 residential dwellings in Victoria. This was trending lower by 4.1% for dwelling approvals compared to the quarter earlier (ABS).

Total residential rental vacancy was 1.8% in Regional Victoria at the end of June 2022, recording vacancy at 1.4% last quarter, and 1.2% one year ago (REIV).

Regional Victoria Houses

Sales volume trended down 4.7% in the year ending June 2022, with 25,104 houses.

The average days on market for a house was 46 days in the June 2022 quarter. This was 50 days one quarter ago.

Capital values for houses rose 21.6% over the year to June 2022, up 4.2% in the last quarter to a median value of \$686,000.

Gross rental yields for houses were down 24 bps, to 4.01%, over the June 2022 quarter. Over the same time, rents increased 2.4% for houses and trended up 8.9% over the past year, where median rents stood at \$430 per week.

GREATER BRISBANE

Greater Brisbane Key Drivers

The population in Greater Brisbane was estimated at 2.6 million persons in 2021, with annual change of 0.8%. The projected population growth to 2041, is higher, at 1.7% per annum (ABS).

Queensland economic growth was estimated at 6.0% in 2021, with a forecast of 4.2% in 2022 (Oxford Economics). Greater Brisbane unemployment stood at 3.8% as at June 2022, trending 39 bps lower than the quarter earlier (ABS).

New household loan commitments in Queensland were down by 5.3% in the June 2022 quarter, lower than the 3.0% growth recorded in the previous quarter. The number of lending commitments to owner occupier first home buyers in Queensland fell by 1.2% in June 2022, compared to falling by 0.4% a year earlier. This first home buyer group represented 15.6% of all Queensland owner occupier loans in June 2022 (ABS).

Building approvals in the quarter to June 2022 totalled 3,361 houses and 1,567 apartments in Greater Brisbane. This was trending up 2.8% for houses and was 8.6% higher for apartment approvals compared to the quarter earlier (ABS).

Total residential rental vacancy was 0.7% in Greater Brisbane at the end of June 2022, recording 1.0% in the Inner Suburbs (0-5 km from the CBD), 0.7% in the Middle Suburbs (5-20 km) and 0.6% in the Outer Suburbs (20km+) (REIQ).

The auction clearance rate for the week ending 11 September 2022 was 38.6% from 127 scheduled auctions. This was lower than the prior week sold, at 47.7% (from 131 auctions held). By comparison, the similar week last year was 75.2% (out of 158 auctions) sold (CoreLogic).

Greater Brisbane Houses

Sales volume trended down 26.1% in the June 2022 quarter to 8,311 houses, while annual sales volume is 6.1% higher than a year ago. The average days on market for a house stood at 32 days in the June 2022 quarter. One quarter ago, this was 36 days. Over the year ending June 2022, capital values increased 24.7% for houses, and rose 0.2% in the past quarter to a median value of \$840,500.

Gross rental yields for houses decreased by 30 bps, to 3.90%, in the second quarter of 2022.

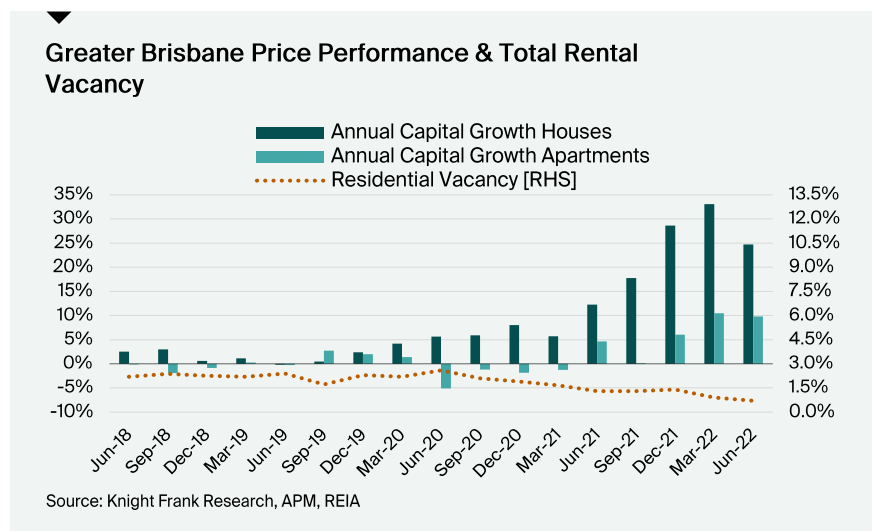
Rents rose 4.0% for houses in the quarter to June 2022, and were up 15.6% over the past year, to stand at a weekly median rent of \$520 (APM).

Greater Brisbane Apartments

In the June 2022 quarter, sales volume trended down by 27.1% to 3,839 apartments, while annual sales volume trended 11.8% higher. Average days on market for an apartment was 46 days in the June 2022 quarter. This was 60 days one quarter ago. Capital values for apartments grew by 9.8% over the year to June 2022, rising by 1.5% in the last quarter to a median value of \$448,500.

Gross rental yields for apartments trended down 10 bps, to 5.20%, over the June 2022 quarter.

Rents increased 4.7% for apartments over the quarter to June 2022, and rose 12.5% over the past year, with a median rent of \$450 per week (APM).



GOLD COAST

Gold Coast Key Drivers

The population in the Gold Coast Local Government Area (LGA) was estimated at 643,500 persons in 2021, with annual change of 1.3%. The projected population growth to 2041, is higher, at 2.1% per annum (ABS).

Queensland economic growth was estimated at 6.0% in 2021, with a forecast of 4.2% in 2022 (Oxford Economics). The Gold Coast LGA unemployment stood at 4.5% as at March 2022, trending 30 bps lower than the quarter earlier (ABS).

New household loan commitments in Queensland were down by 5.3% in the June 2022 quarter, lower than the 3.0% growth recorded in the previous quarter.

The number of lending commitments to owner occupier first home buyers in Queensland fell by 1.2% in June 2022, compared to falling by 0.4% a year earlier. This first home buyer group represented 15.6% of all Queensland owner occupier loans in June 2022 (ABS).

Building approvals in the quarter to June 2022 totalled 359 houses and 1,180 apartments in the Gold Coast LGA. This was trending up 2.6% for houses and was 16.9% higher for apartment approvals compared to the quarter earlier (ABS).

Total residential rental vacancy was 0.5% in the Gold Coast LGA at the end of June 2022, recording vacancy at 0.4% last quarter, and 0.6% one year

ago (REIQ).

Gold Coast Houses

In the year ending June 2022, annual sales volume trended down by 12.5% to 10,704 houses.

Average days on market for a house stood at 38 days in the June 2022 quarter. One quarter ago, this was 35 days.

Over the year ending June 2022, capital values increased 23.4% for houses, and was up 2.7% in the past quarter to a median value of \$950,000.

Gross rental yields for houses compressed 42 bps, to 4.28%, in the second quarter of 2022.

Rents increased 6.5% for houses in the June 2022 quarter, and trended up 24.4% over the past year, to stand at a

weekly median rent of \$740 (APM).

Gold Coast Apartments

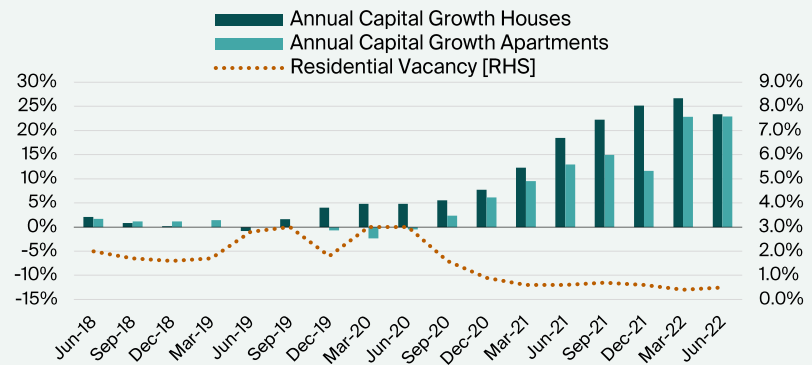
Sales volume trended down 12.0% in the year ending June 2022, with 9,416 apartments. The average days on market for an apartment was 48 days in the June 2022 quarter. This was 52 days one quarter ago.

Capital values for apartments rose 22.9% over the year to June 2022, up 4.4% in the last quarter to a median value of \$590,000.

Gross rental yields for apartments were down 36 bps, to 5.14%, over the June 2022 quarter.

Over the same time, rents increased 4.8% for apartments and trended up 17.0% over the past year, where median rents were \$550 per week (APM).

Gold Coast LGA Price Performance & Total Rental Vacancy



Source: Knight Frank Research, APM, REIQ

REGIONAL QUEENSLAND

Regional Queensland Key Drivers

Regional Queensland population was estimated at 2.6 million persons in 2021, with annual population change of 0.9%. The projected population growth to 2041, is higher, at 1.1% per annum (ABS).

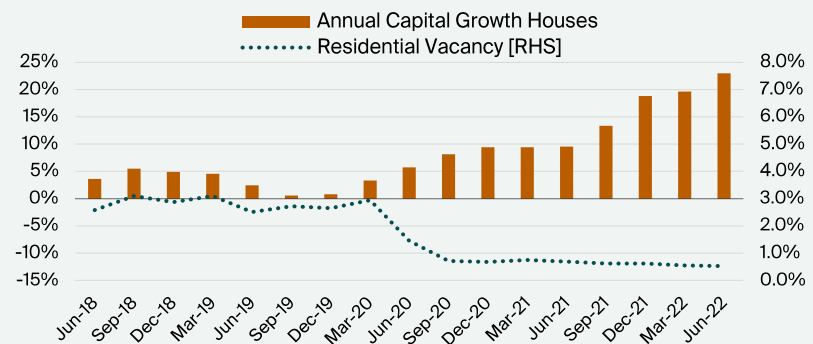
The inner regional areas of Queensland saw annual population change of 1.2% in 2021, while outer regional Queensland recorded 0.4%.

Economic growth in Queensland was estimated at 6.0% in 2021, with a forecast of 4.2% in 2022 (Oxford Economics). Regional Queensland unemployment stood at 4.1% in June 2022, trending 12 bps below the quarter earlier (ABS).

New household loan commitments in Queensland decreased 5.3% in the June 2022 quarter, lower than the 3.0% growth recorded in the previous quarter (ABS).

The number of lending commitments to owner occupier first home buyers in Queensland were down by 1.2% in June 2022, compared to falling 0.4% a year earlier. First home buyers represented 15.6% of all Queensland owner occupier loans in June 2022 (ABS).

Regional Queensland Price Performance & Total Rental Vacancy



Source: Knight Frank Research

Building approvals in the quarter to June 2022 totalled 9,494 residential dwellings in Queensland. This was trending higher by 10.0% for dwelling approvals compared to the quarter earlier (ABS).

Total residential rental vacancy was 0.5% in Regional Queensland at the end of June 2022, recording vacancy at 0.5% last quarter, and 0.7% one year ago (Knight Frank Research).

Regional Queensland Houses

Sales volume trended up 18.5% in the year ending June 2022, with 64,892 houses.

The average days on market for a house was 101 days in the June 2022 quarter. This was 116 days one quarter ago.

Capital values for houses rose 23.0% over the year to June 2022, up 5.3% in the last quarter to a median value of \$622,500.

Gross rental yields for houses were down 26 bps, to 5.07%, over the June 2022 quarter. Over the same time, rents increased 3.3% for houses and trended up 11.9% over the past year, where median rents stood at \$470 per week.

GREATER PERTH

Greater Perth Key Drivers

The Greater Perth population was estimated at 2.1 million persons in 2021, with annual change of 0.8%. The projected population growth to 2041, is higher, at 1.6% per annum (ABS).

Economic growth in Western Australia (WA) was 6.3% in 2021, with a forecast of 2.4% in 2022 (Oxford Economics). Greater Perth unemployment stood at 3.0% as at June 2022, trending 73 bps below the quarter earlier (ABS).

New household loan commitments in WA decreased 3.3% in the June 2022 quarter, compared to 5.8% growth recorded for the previous quarter. Lending commitments to owner occupier first home buyers in WA fell by 16.5% in June 2022, lower than -11.6% a year earlier. This first home buyer group represented 22.2% of all owner occupier loans in WA in June 2022 (ABS).

Building approvals in the June 2022 quarter totalled 3,158 houses and 1,419 apartments in Greater Perth. This was trending higher 10.7% for houses and 1277.7% higher for apartment approvals compared to the quarter before (ABS).

Residential rental vacancy was 1.1% in Greater Perth at the end of June 2022, with vacancy at 1.2% last quarter, and 1.0% one year ago (REIA).

The residential auction clearance rate for the week ending 11 September 2022 was 53.3%, from 15 scheduled auctions. This was above the prior week sold at 0.0% (from 6 auctions held). Looking

back to the similar week last year, 50.0% (out of 16 auctions) were sold (CoreLogic).

Greater Perth Houses

In the June 2022 quarter, sales volume trended down by 35.3% to 8,179 houses, while annual sales volume was 7.8% higher. Average days on market for a house stood at 51 days in the June 2022 quarter. One quarter ago, this was 54 days.

Over the year ending June 2022, capital values increased 8.4% for houses, and was up 1.4% in the past quarter to a median value of \$652,000.

Gross rental yields for houses saw a change of 0 bps, to 5.20%, in the second quarter of 2022. Rents increased 3.1% for houses in the June 2022 quarter, and trended up 10.0% over the past year, to stand at a weekly

median rent of \$495 (APM).

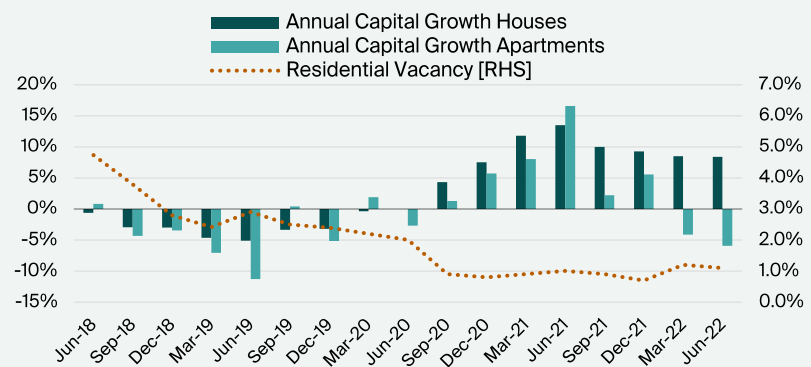
Greater Perth Apartments

Sales volume trended down 33.9% in the June 2022 quarter with 1,052 apartments, while annual sales volume was 7.4% higher than a year ago. The average days on market for an apartment was 84 days in the June 2022 quarter. This was 80 days one quarter ago.

Capital values for apartments fell 5.9% over the year to June 2022, down 1.1% in the last quarter to a median value of \$357,000.

Gross rental yields for apartments were up 10 bps, to 6.00%, over the June 2022 quarter. Over the same time, rents remained unchanged at 0.0% for apartments and trended up 5.3% over the past year, where median rents were \$400 per week (APM).

Greater Perth Price Performance & Total Rental Vacancy



Source: Knight Frank Research, APM, REIA

REGIONAL WESTERN AUSTRALIA

Regional Western Australia Key Drivers

Regional Western Australia (WA) population was estimated at 540,500 persons in 2021, with annual population change of 0.3%. The projected population growth to 2041, is higher, at 0.7% per annum (ABS).

The inner regional areas of WA saw annual population change of 1.1% in 2021, while outer regional WA recorded -0.2%.

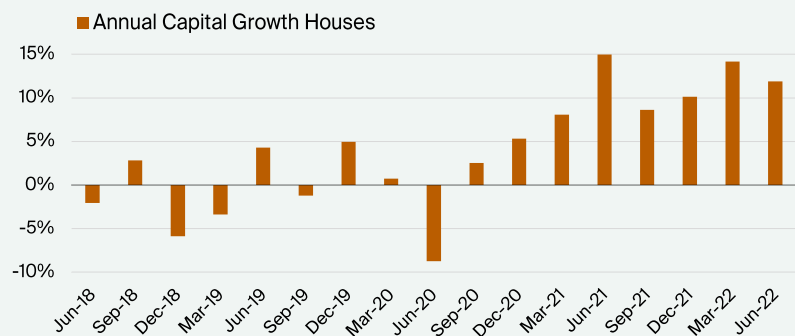
Economic growth in WA was estimated at 6.3% in 2021, with a forecast of 2.4% in 2022 (Oxford Economics).

Regional WA unemployment stood at 4.4% in June 2022, trending 154 bps above the quarter earlier (ABS).

New household loan commitments in WA decreased 3.3% in the June 2022 quarter, lower than the 5.8% growth recorded in the previous quarter (ABS).

The number of lending commitments to owner occupier first home buyers in WA were down by 16.5% in June 2022, compared to falling 11.6% a year earlier. First home buyers represented 22.2% of all WA owner occupier loans in June 2022 (ABS).

Regional Western Australia Price Performance



Source: Knight Frank Research

Building approvals in the quarter to June 2022 totalled 5,266 residential dwellings in WA. This was trending higher by 46.2% for dwelling approvals compared to the quarter earlier (ABS).

Regional Western Australia Houses

Sales volume trended up 14.8% in the year ending June 2022, with 5,004 houses.

The average days on market for a house was 107 days in the June 2022 quarter. This was 116 days one quarter ago.

Capital values for houses rose 11.9% over the year to June 2022, up 0.4% in the last quarter to a median value of \$498,000.

Gross rental yields for houses were down 12 bps, to 4.90%, over the June 2022 quarter.

Over the same time, rents increased 2.7% for houses and trended up 14.9% over the past year, where median rents stood at \$385 per week.

GREATER ADELAIDE

Greater Adelaide Key Drivers

The population in Greater Adelaide was estimated at 1.4 million persons in 2021, with annual change of 0.1%. The projected population growth to 2041, is higher, at 0.8% per annum (ABS).

South Australia (SA) economic growth was estimated at 7.8% in 2021, with a forecast of 4.6% in 2022 (Oxford Economics). Greater Adelaide unemployment stood at 3.9% as at June 2022, trending 101 bps lower than the quarter earlier (ABS).

New household loan commitments in SA were up by 1.1% in the June 2022 quarter, higher than the 0.7% growth recorded in the previous quarter. The number of lending commitments to owner occupier first home buyers in SA grew by 7.0% in June 2022, compared to rising by 12.0% a year earlier. This first home buyer group represented 15.2% of all SA owner occupier loans in June 2022 (ABS).

Building approvals in the quarter to June 2022 totalled 1,884 houses and 912 apartments in Greater Adelaide. This was trending up 12.2% for houses and was 52.5% higher for apartment approvals compared to the quarter earlier (ABS).

Total residential rental vacancy was 0.4% in Greater Adelaide at the end of June 2022, recording vacancy at 0.4% last quarter, and 0.7% one year ago (REIA).

The auction clearance rate for the week ending 11 September 2022 was 66.7%

from 129 scheduled auctions. This was lower than the prior week sold, at 67.2% (from 125 auctions held). By comparison, the similar week last year was 79.9% (out of 143 auctions) sold (CoreLogic).

Greater Adelaide Houses

Sales volume trended up 23.0% in the June 2022 quarter to 6,955 houses, while annual sales volume is 18.3% higher than a year ago. The average days on market for a house stood at 60 days in the June 2022 quarter. One quarter ago, this was 69 days.

Over the year ending June 2022, capital values increased 27.3% for houses, and rose 3.5% in the past quarter to a median value of \$793,000.

Gross rental yields for houses decreased by 10 bps, to 4.20%, in the second quarter of 2022. Rents rose 3.2% for houses in the quarter to June 2022,

and were up 11.6% over the past year, to stand at a weekly median rent of \$480 (APM).

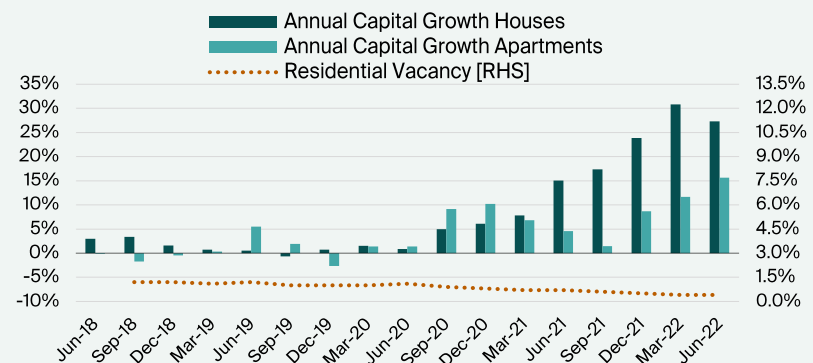
Greater Adelaide Apartments

In the June 2022 quarter, sales volume trended up by 14.1% to 1,624 apartments, while annual sales volume trended 22.3% higher. Average days on market for an apartment was 89 days in the June 2022 quarter. This was 95 days one quarter ago.

Capital values for apartments grew by 15.7% over the year to June 2022, rising by 4.0% in the last quarter to a median value of \$399,000.

Gross rental yields for apartments trended down 20 bps, to 5.40%, over the June 2022 quarter. Rents saw no change at 0.0% for apartments over the quarter to June 2022, and rose 8.6% over the past year, with a median rent of \$380 per week (APM).

Greater Adelaide Price Performance & Total Rental Vacancy



Source: Knight Frank Research, APM, REIA

REGIONAL SOUTH AUSTRALIA

Regional South Australia Key Drivers

Regional South Australia (SA) population was estimated at 395,000 persons in 2021, with annual population change of 0.3%. The projected population growth to 2041, is lower, at 0.1% per annum (ABS).

The inner regional areas of SA saw annual population change of 1.3% in 2021, while outer regional SA recorded -0.2%.

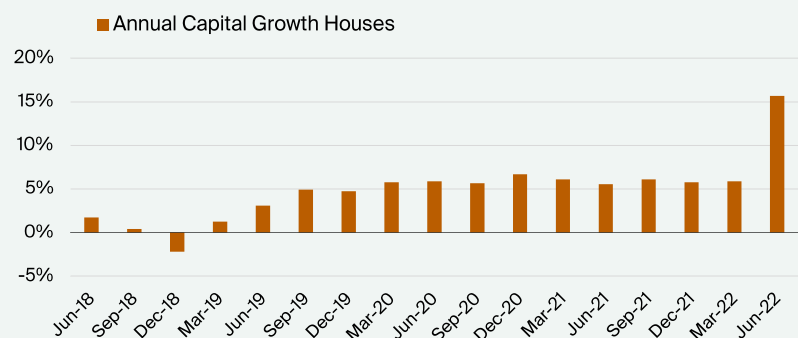
Economic growth in SA was estimated at 7.8% in 2021, with a forecast of 4.6% in 2022 (Oxford Economics).

Regional SA unemployment stood at 5.4% in June 2022, trending 17 bps below the quarter earlier (ABS).

New household loan commitments in SA increased 1.1% in the June 2022 quarter, higher than the 0.7% growth recorded in the previous quarter (ABS).

The number of lending commitments to owner occupier first home buyers in SA were up by 7.0% in June 2022, compared to increasing 12.0% a year earlier. First home buyers represented 15.2% of all SA owner occupier loans in June 2022 (ABS).

Regional South Australia Price Performance



Source: Knight Frank Research

Building approvals in the quarter to June 2022 totalled 3,345 residential dwellings in SA. This was trending higher by 21.2% for dwelling approvals compared to the quarter earlier (ABS).

Regional South Australia Houses

Sales volume trended up 6.9% in the year ending June 2022, with 2,845 houses.

The average days on market for a house was 107 days in the June 2022 quarter. This was 116 days one quarter ago.

Capital values for houses rose 15.7% over the year to June 2022, up 9.0% in the last quarter to a median value of \$472,000.

Gross rental yields for houses were down 34 bps, to 5.30%, over the June 2022 quarter.

Over the same time, rents increased 2.3% for houses and trended up 10.0% over the past year, where median rents stood at \$440 per week.

GREATER HOBART

Greater Hobart Key Drivers

The Greater Hobart population was estimated at 238,500 persons in 2021, with annual change of -0.2%. The projected population growth to 2041, is higher, at 0.9% per annum (ABS).

Economic growth in Tasmania was 7.7% in 2021, with a forecast of 2.4% in 2022 (Oxford Economics). Greater Hobart unemployment stood at 4.4% as at June 2022, trending 34 bps below the quarter earlier (ABS).

New household loan commitments in Tasmania increased 5.8% in the June 2022 quarter, compared to -1.5% growth recorded for the previous quarter.

Lending commitments to owner occupier first home buyers in Tasmania fell by 2.8% in June 2022, higher than -4.7% a year earlier. This first home buyer group represented 16.7% of all owner occupier loans in Tasmania in June 2022 (ABS).

Building approvals in the June 2022 quarter totalled 264 houses and 21 apartments in Greater Hobart. This was trending lower 13.7% for houses and 60.6% lower for apartment approvals compared to the quarter before (ABS).

Residential rental vacancy was 1.1% in Greater Hobart at the end of June 2022, with vacancy at 0.9% last quarter, and 1.1% one year ago (REIA).

In Tasmania, the residential auction clearance rate for the week ending 11 September 2022 was 0.0%, from 1

scheduled auctions. This was similar to the prior week sold at 0.0% (from 1 auctions held). Looking back to the similar week last year, 0.0% (out of 1 auctions) were sold (CoreLogic).

Greater Hobart Houses

In the June 2022 quarter, sales volume trended down by 16.8% to 731 houses, while annual sales volume was 10.9% lower. Average days on market for a house stood at 34 days in the June 2022 quarter. One quarter ago, this was 21 days.

Over the year ending June 2022, capital values increased 20.9% for houses, and was up 0.8% in the past quarter to a median value of \$766,000.

Gross rental yields for houses compressed 70 bps, to 3.80%, in the second quarter of 2022. Rents increased 3.8% for houses in the June 2022 quarter, and trended up 9.1% over

the past year, to stand at a weekly median rent of \$540 (APM).

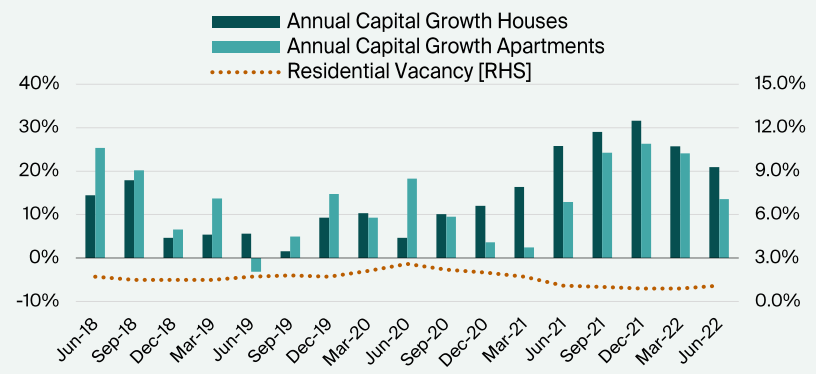
Greater Hobart Apartments

Sales volume trended down 34.3% in the June 2022 quarter with 115 apartments, while annual sales volume was 21.4% lower than a year ago. The average days on market for an apartment was 31 days in the June 2022 quarter. This was 26 days one quarter ago.

Capital values for apartments rose 13.6% over the year to June 2022, up 0.5% in the last quarter to a median value of \$556,000.

Gross rental yields for apartments were down 30 bps, to 3.70%, over the June 2022 quarter. Over the same time, rents remained unchanged at 0.0% for apartments and trended up 12.5% over the past year, where median rents were \$450 per week (APM).

Greater Hobart Price Performance & Total Rental Vacancy



Source: Knight Frank Research, APM, REIA

REGIONAL TASMANIA

Regional Tasmania Key Drivers

Regional Tasmania population was estimated at 303,000 persons in 2021, with annual population change of 0.4%. The projected population growth to 2041, is lower, at 0.0% per annum (ABS).

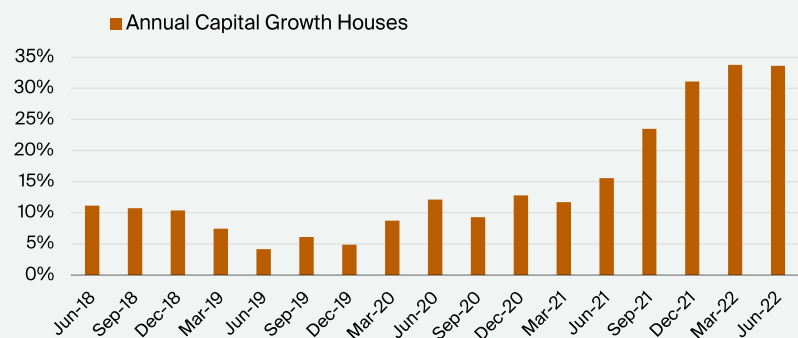
The inner regional areas of Tasmania saw annual population change of -0.1% in 2021, while outer regional Tasmania recorded 0.7%.

Economic growth in Tasmania was estimated at 7.7% in 2021, with a forecast of 2.4% in 2022 (Oxford Economics). Regional Tasmania unemployment stood at 4.2% in June 2022, trending 19 bps below the quarter earlier (ABS).

New household loan commitments in Tasmania increased 5.8% in the June 2022 quarter, higher than the -1.5% growth recorded in the previous quarter (ABS).

The number of lending commitments to owner occupier first home buyers in Tasmania were down by 2.8% in June 2022, compared to falling 4.7% a year earlier. First home buyers represented 16.7% of all Tasmania owner occupier loans in June 2022 (ABS).

Regional Tasmania Price Performance



Source: Knight Frank Research

Building approvals in the quarter to June 2022 totalled 826 residential dwellings in Tasmania. This was trending higher by 10.3% for dwelling approvals compared to the quarter earlier (ABS).

Regional Tasmania Houses

Sales volume trended down 8.8% in the year ending June 2022, with 1,782 houses.

The average days on market for a house was 33 days in the June 2022 quarter.

This was 35 days one quarter ago.

Capital values for houses rose 33.6% over the year to June 2022, up 6.0% in the last quarter to a median value of \$521,000.

Gross rental yields for houses were down 38 bps, to 4.69%, over the June 2022 quarter. Over the same time, rents increased 3.8% for houses and trended up 13.9% over the past year, where median rents stood at \$410 per week.

CANBERRA

Canberra Key Drivers

The population in Canberra was estimated at 431,500 persons in 2021, with annual change of 0.1%. The projected population growth to 2041, is higher, at 1.5% per annum (ABS).

The Australian Capital Territory (ACT) economic growth was estimated at 5.3% in 2021, with a forecast of 3.8% in 2022 (Oxford Economics). Canberra unemployment stood at 2.8% as at June 2022, trending 91 bps lower than the quarter earlier (ABS).

New household loan commitments in the ACT were down by 0.9% in the June 2022 quarter, lower than the 18.6% growth recorded in the previous quarter. The number of lending commitments to owner occupier first home buyers in the ACT fell by 27.6% in June 2022, compared to falling by 4.6% a year earlier. This first home buyer group represented 20.6% of all ACT owner occupier loans in June 2022 (ABS).

Building approvals in the quarter to June 2022 totalled 338 houses and 1,183 apartments in Canberra. This was trending down 7.4% for houses and was 5.1% higher for apartment approvals compared to the quarter earlier (ABS).

Total residential rental vacancy was 0.7% in Canberra at the end of June 2022, recording vacancy at 0.5% last quarter, and 0.7% one year ago (REIA).

The auction clearance rate for the week ending 11 September 2022 was 57.0%

from 101 scheduled auctions. This was lower than the prior week sold, at 67.7% (from 94 auctions held). By comparison, the similar week last year was 60.3% (out of 68 auctions) sold (CoreLogic).

Canberra Houses

Sales volume trended down 15.2% in the June 2022 quarter to 1,068 houses, while annual sales volume is 15.9% lower than a year ago. The average days on market for a house stood at 43 days in the June 2022 quarter. One quarter ago, this was 41 days.

Over the year ending June 2022, capital values increased 14.3% for houses, and rose 1.8% in the past quarter to a median value of \$1,154,500.

Gross rental yields for houses decreased by 20 bps, to 3.50%, in the second quarter of 2022. Rents fell 1.4% for houses in the quarter to June 2022,

and were up 9.5% over the past year, to stand at a weekly median rent of \$690 (APM).

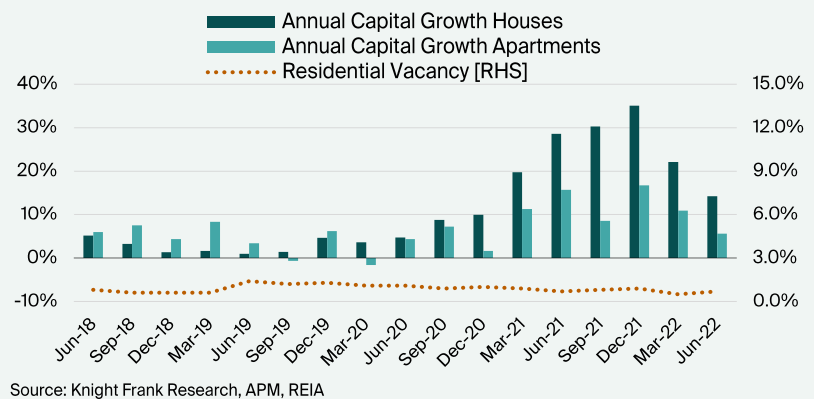
Canberra Apartments

In the June 2022 quarter, sales volume trended down by 36.7% to 934 apartments, while annual sales volume trended 18.9% lower. Average days on market for an apartment was 49 days in the June 2022 quarter. This was 54 days one quarter ago.

Capital values for apartments grew by 5.6% over the year to June 2022, rising by 4.4% in the last quarter to a median value of \$599,500.

Gross rental yields for apartments trended down 30 bps, to 5.50%, over the June 2022 quarter. Rents increased 1.9% for apartments over the quarter to June 2022, and rose 10.0% over the past year, with a median rent of \$550 per week (APM).

Canberra Price Performance & Total Rental Vacancy



GREATER DARWIN

Greater Darwin Key Drivers

The Greater Darwin population was estimated at 147,000 persons in 2021, with annual change of -0.2%. The projected population growth to 2041, is higher, at 1.8% per annum (ABS).

Economic growth in the Northern Territory (NT) was 5.4% in 2021, with a forecast of 7.5% in 2022 (Oxford Economics).

Unemployment stood at 3.6% as at June 2022, trending 57 bps below the quarter earlier (ABS).

New household loan commitments in the NT decreased 1.3% in the June 2022 quarter, compared to -3.9% growth recorded for the previous quarter.

Lending commitments to owner occupier first home buyers in the NT fell by 2.7% in June 2022, lower than 27.3% a year earlier.

This first home buyer group represented 18.9% of all owner occupier loans in the NT in June 2022 (ABS).

Building approvals in the June 2022 quarter totalled 75 houses and 5 apartments in Greater Darwin. This was trending lower 19.4% for houses and 0.0% change for apartment approvals compared to the quarter before (ABS).

Residential rental vacancy was 2.0% in Greater Darwin at the end of June 2022, with vacancy at 1.6% last quarter, and 1.5% one year ago (REIA).

Greater Darwin Houses

In the June 2022 quarter, sales volume trended up by 21.1% to 310 houses, while annual sales volume was 21.8% higher.

Average days on market for a house stood at 100 days in the June 2022 quarter. One quarter ago, this was 95 days.

Over the year ending June 2022, capital values increased 3.5% for houses, and was up 0.3% in the past quarter to a median value of \$632,000.

Gross rental yields for houses rose 10 bps, to 5.80%, in the second quarter of 2022.

Rents decreased 1.6% for houses in the June 2022 quarter, and trended up 0.8% over the past year, to stand at a weekly median rent of \$600 (APM).

Greater Darwin Apartments

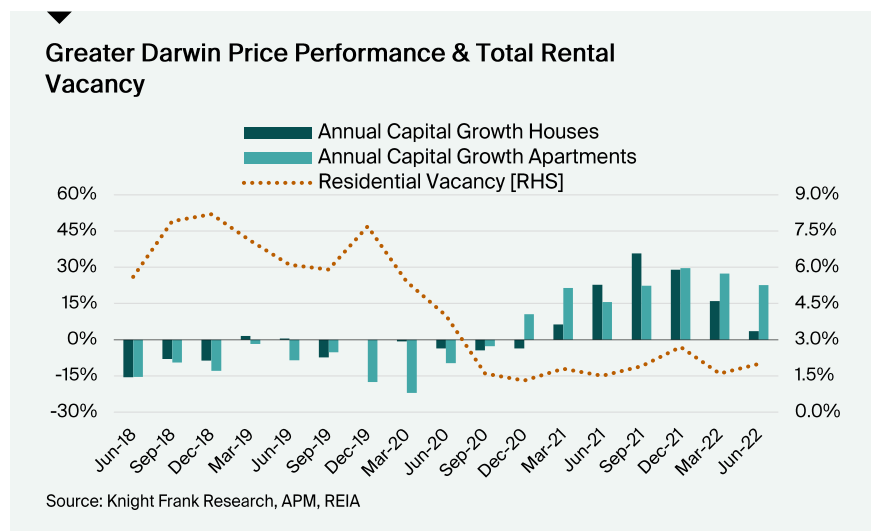
Sales volume trended up 38.3% in the June 2022 quarter with 318 apartments, while annual sales volume was 79.6% higher than a year ago.

The average days on market for an apartment was 148 days in the June 2022 quarter. This was 146 days one quarter ago.

Capital values for apartments rose 22.6% over the year to June 2022, up 3.2% in the last quarter to a median value of \$390,500.

Gross rental yields for apartments were up 40 bps, to 7.00%, over the June 2022 quarter.

Over the same time, rents decreased 4.0% for apartments and trended up 6.7% over the past year, where median rents were \$480 per week (APM).



DATA DIGEST

Major regional areas are considered to be a Local Government Area (LGA) outside the greater city, with more than 10,000 dwellings, at the time of the Census 2016.
Currency reference to dollars or \$ refers to Australian dollars (AUD), unless stated.

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.



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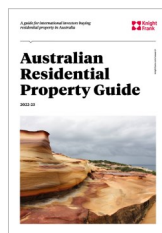
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