



OpenMarket

your national property report

The rise of the
Rentvestor

Regional NSW
takes off

More growth
for Brisbane

Hobart gains
pick up pace

Q3 2016



Welcome to the latest LJ Hooker Open Market report

The finalisation of the long federal election campaign and ongoing record low interest rates provide a positive outlook for the second half of 2016. Listings remain the key issue for property markets around the country. Stronger performing states have seen an extremely low number of properties coming on the market for sale, providing a window of opportunity for savvy vendors in the lead-up to spring.

As market dynamics change it's important that you stay up to date with how key

market fundamentals are performing. This report provides you with the latest data and commentary to do just that, ensuring that you are able to make sound real estate decisions.

However, home prices and activity in your neighbourhood are dependent on local market conditions. To best understand how your suburb is performing, we invite you to continue the conversation with us, your local LJ Hooker real estate specialist.

ljhooker.com.au

Contents

Market trends	01	South Australia	16
National market overview	02	Western Australia	20
New South Wales	04	Australian Capital Territory	24
Victoria	08	Tasmania	25
Queensland	12	Northern Territory	26

The evolution of the Rentvestor™

A rentvestor is defined as someone who is a tenant in a rented property but who is also a landlord of a property that they own and rent out.

In 2013, LJ Hooker identified a rapidly emerging trend in the real estate market; the rise of the rentvestor. Rentvestors have always been a part of the Australian property markets; however, strong capital city price growth, a more mobile and transient workforce and the preference of younger buyers for lifestyle over location, have all combined to make rentvestors a driving force in today's marketplace.

A recent survey undertaken by LJ Hooker has identified that rentvesting has grown to encompass a broader geographic and demographic make-up. Our latest research shows that there are now two clear types of rentvestor:

1. Those driven by lifestyle choices and affordability constraints.
2. Those driven by work, study or other personal circumstances.

Our latest rentvestor survey also highlighted some key points about who rentvestors are and what drives their choices.

Age

Contrary to common perceptions that rentvestors are young professionals or university students, our survey found that a diverse age group rentvest.

- 56% of rentvestors are aged between 35 and 55 years.
- The largest single age bracket was the 45 to 54 year age group, making up 29% of respondents.

Household income profile of rentvestors



Source: LJ Hooker Research

Income

Rentvestors have a diverse range of incomes.

- 38% have a household income less than \$100,000 per annum.
- 32% have a household income of between \$100,000 and \$149,999 while a further 30% have a household income of more than \$150,000.

Investment property type

Rentvestors prefer to invest in existing properties.

- 61% existing houses
- 24% existing apartments or townhouses
- 9% new house and land package
- 6% new apartments or townhouses

Investment property location

Affordability is the main driver of where rentvestors choose to invest.

- 6% within 5km of where they rent
- 22% within 5–20km of where they rent
- 28% in a different state to where they rent

Looking forward

Rentvesting has fast become a common part of the Australian real estate market. Looking forward there are a number of factors which should see rentvesting remain popular, including:

- Increased rental vacancies and soft rental growth will make renting more attractive.
- Inner-city affordability constraints will continue to see first home buyers become rentvestors.
- The increasing mobility of our workforce will see rentvestor numbers rise.

Property prices continue their rise

Property values across Australia's combined capital cities increased by 3.8% over the second quarter of 2016 to take them 5.5% higher over the first half of 2016 and 8.3% higher over the 2015–16 financial year. This means the total value of all residential dwellings in Australia has increased to \$6.6 trillion.

Although the annual change in capital city home values remains strong, it has slowed from a recent peak rate of growth of 11.1% over the 12 months to July 2015.

Sydney and Melbourne continue to record a substantially higher rate of growth in values compared to the remaining capital cities with annual increases of 11.3% and 11.5% respectively. Most other capital cities are recording value rises; however, only Hobart (+6.2%) and Brisbane (+5.3%) have recorded annual value increases in excess of 5%. Both Adelaide and Canberra have also seen values rise over the year, up 2.2% and 3.9% respectively. Perth and Darwin have continued to record declines in home values with falls of -4.7% and -1.1%.



Rents however have fallen by -0.6% over the past year. CoreLogic has been tracking rental rates since 1996 and these are the largest declines recorded over that timeframe. With values rising and rents falling, gross rental yields have slumped to historic low levels. Gross rental yields across the combined capital cities have softened from 3.6% in June 2015 to 3.3% in June 2016.

The volume of newly advertised residential property for sale across the capital cities is trending lower, with "new to market" property listings now substantially lower than the same time last year. Brisbane is the only capital city in which new listings are higher than they were a year ago suggesting vendor confidence is improving. While there is less newly advertised stock available for sale, the total volume of stock advertised for sale (New listings plus re-listings) is higher than a year ago. The only capital cities which currently have less stock for sale than a year ago are Hobart and Canberra.



The annual rate of home value growth slowed a little in June and it is anticipated the rate of home value appreciation will continue over the second-half of 2016. Home values reached a low point in May 2012 and since that time combined capital city home values are 37% higher with Sydney and Melbourne having recorded substantially higher value increases than all other capital cities. Clearly this growth can't continue forever and with affordability stretched it is likely that the rate of value growth will start to slow.

While the combined capital cities figure suggests the housing market is recording strong growth, across each of the capital cities, housing market conditions are very different. Capital gains are strong in Sydney and Melbourne with much slower growth in most other cities, while dwelling values are trending lower in Perth and Darwin. Sydney and Melbourne continue to benefit for stronger economies which is leading to greater job creation and ultimately superior population growth. While overseas migration is slowing at a national level it is actually picking-up in New South Wales and Victoria highlighting strong economies with good job prospects will continue to attract skilled migrants and drive housing demand.



Darwin

	Houses 	Units 
Median Price	\$575,000	\$404,000
Growth	-0.1%	-4.9%
Days on Market	78 this year 81 last year	136 this year 100 last year
Discounting	-8.1% this year -6.7% last year	-16.2% this year -8.4% last year

Perth

	Houses 	Units 
Median Price	\$521,400	\$405,000
Growth	-4.6%	-5.5%
Days on Market	69 this year 55 last year	71 this year 70 last year
Discounting	-7.6% this year -6.6% last year	-8.8% this year -7.1% last year

Adelaide



	Houses 	Units 
Median Price	\$450,000	\$345,000
Growth	2.2%	1.7%
Days on Market	51 this year 51 last year	54 this year 59 last year
Discounting	-6.0% this year -5.7% last year	-6.7% this year -6.6% last year

Note: 'this year' = May 2016, 'last year' = May 2015



Median price figures & growth figures are to June 30, 2016

All statistics are based on data from the CoreLogic Indices suite, as at July 2016



Brisbane

	Houses 	Units 
Median Price	\$505,000	\$389,000
Growth	5.6%	2.4%
Days on Market	54 this year 49 last year	70 this year 52 last year
Discounting	-5.5% this year -5.7% last year	-5.5% this year -5.3% last year



Sydney

	Houses 	Units 
Median Price	\$881,800	\$680,000
Growth	11.0%	12.8%
Days on Market	42 this year 28 last year	37 this year 24 last year
Discounting	-6.0% this year -6.0% last year	-5.0% this year -4.8% last year



Melbourne

	Houses 	Units 
Median Price	\$640,000	\$495,000
Growth	12.1%	6.1%
Days on Market	32 this year 31 last year	38 this year 37 last year
Discounting	-5.0% this year -5.6% last year	-5.1% this year -6.2% last year

ACT

	Houses 	Units 
Median Price	\$628,800	\$415,200
Growth	4.1%	1.7%
Days on Market	43 this year 46 last year	72 this year 59 last year
Discounting	-4.5% this year -3.8% last year	-5.1% this year -5.9% last year

Hobart

	Houses 	Units 
Median Price	\$360,500	\$283,000
Growth	5.7%	10.3%
Days on Market	51 this year 68 last year	75 this year 70 last year
Discounting	-6.9% this year -7.3% last year	-4.8% this year -6.2% last year

NEW SOUTH WALES

Double-digit growth continues in Sydney

Dwelling values rose by 6.8% over the second quarter of 2016, pushing Sydney home values 8.9% higher over the first half of 2016. Dwelling values across Sydney were 11.3% higher over the 2015–16 financial year. Although values are still rising at a double-digit annual pace, the rate of growth is much slower than the peak of 18.4% in July 2015. Unlike most other capital cities, unit values in Sydney have increased at a faster annual rate than houses with rises of 12.8%

and 11.0% respectively. While value rises remain strong, Sydney has seen its weakest rental growth conditions for houses in at least 20 years with house rents –0.3% lower while unit rents have increased by 2.8%. With dwelling value rises much greater than rental changes, gross rental yields have reached new record lows of 3.0% for houses and 3.9% for units. At the same time a year ago gross rental yields were recorded at 3.3% for houses and 4.3% for units.

Sydney's performance over time

Sydney Median Price



Based on CoreLogic monthly indices capital city data to June 30, 2016

	Houses	Units
Median Price*	\$881,800	\$680,000
Quarterly change	6.8%	6.7%
12 months change	11.0%	12.8%
5 year total change	57.2%	43.3%
10 year total change	90.3%	81.1%

Sydney's best performers

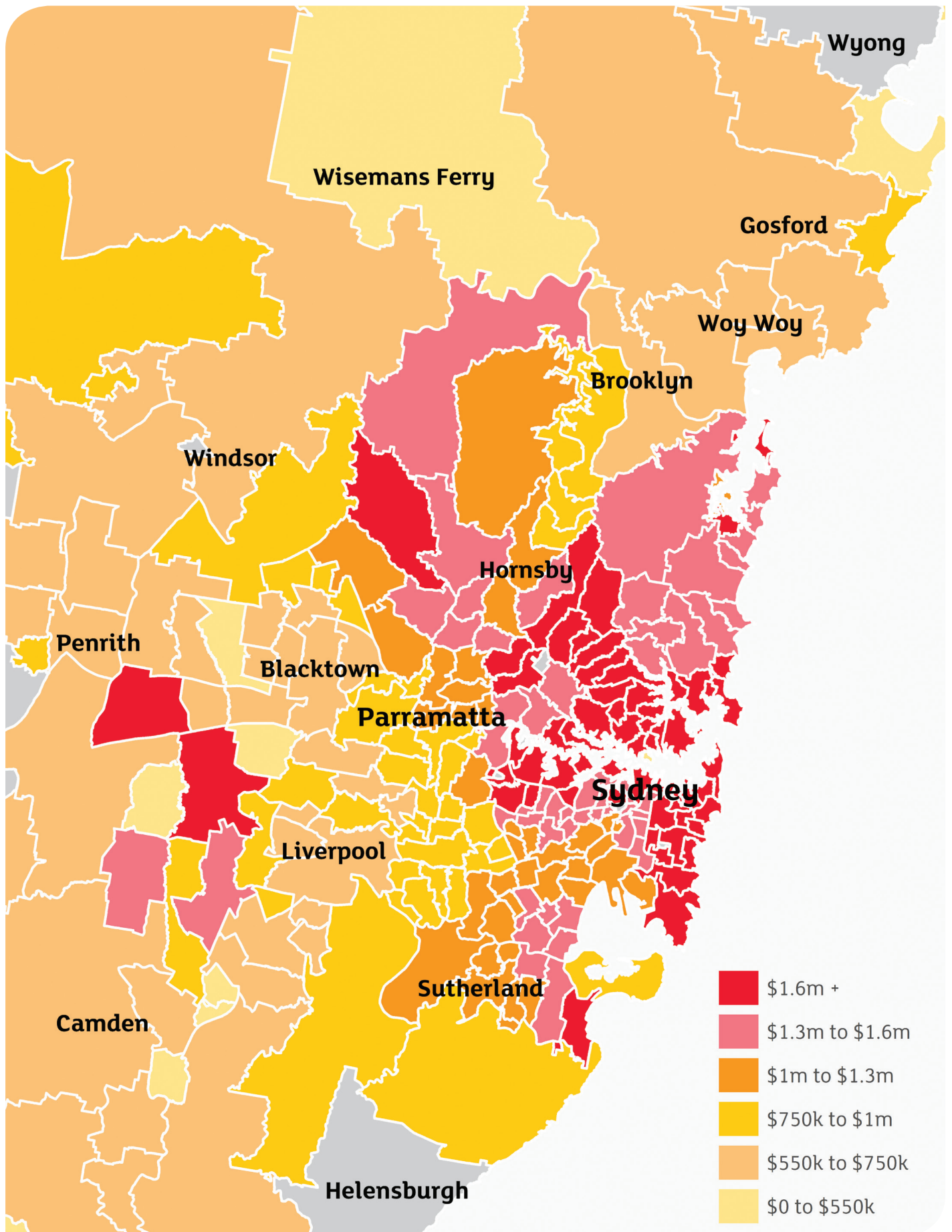
	Rank	Suburb	\$	SOLD	12 month change in median price
Affordable	1	HALEKULANI	\$415,000	52	21.0%
	2	LAKE MUNMORAH	\$410,000	109	19.1%
	3	CHAIN VALLEY BAY	\$412,500	45	17.5%
Mid-range	1	SOMERSBY	\$1,020,000	13	25.3%
	2	MACQUARIE LINKS	\$1,000,000	17	22.7%
	3	PHEASANTS NEST	\$1,000,000	13	22.7%
Prestige	1	WARRAWEE	\$2,700,000	41	38.5%
	2	WOOLLAHRA	\$2,700,000	141	37.9%
	3	BELLEVUE HILL	\$4,300,000	110	26.5%

	Rank	Suburb	\$	SOLD	12 month change in median price
Affordable	1	KATOOMBA	\$345,000	21	25.2%
	2	GOROKAN	\$315,000	51	21.9%
	3	BERKELEY VALE	\$250,000	30	19.0%
Mid-range	1	ROPES CROSSING	\$649,990	17	36.8%
	2	SILVERWATER	\$653,000	42	20.9%
	3	AVOCA BEACH	\$647,500	42	17.7%
Prestige	1	KIRRIBILLI	\$1,226,250	58	48.6%
	2	THE ROCKS	\$1,459,000	47	44.5%
	3	DARLING POINT	\$1,963,500	89	31.3%

\$ Rolling Median Price (12 months) SOLD Number sold (12 months) 12 month change in median price

Affordable = suburbs below 25th percentile Mid-range = suburbs between 25th and 75th percentile Prestige = suburbs above 75th percentile

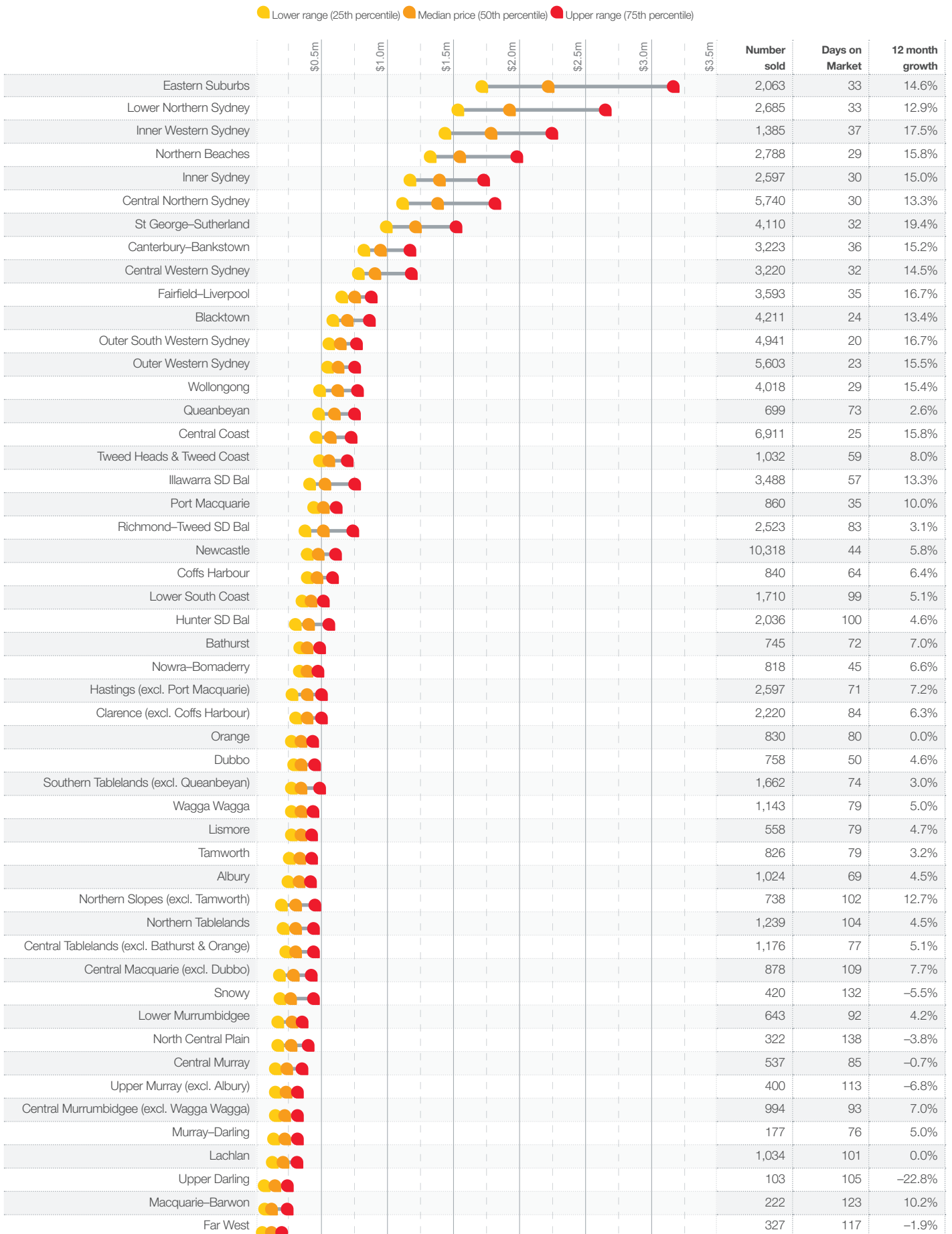
Median prices across Sydney



* Based on Market Trends confirmed sales suburb data to April 30, 2016

NEW SOUTH WALES

How Sydney and NSW regions compare

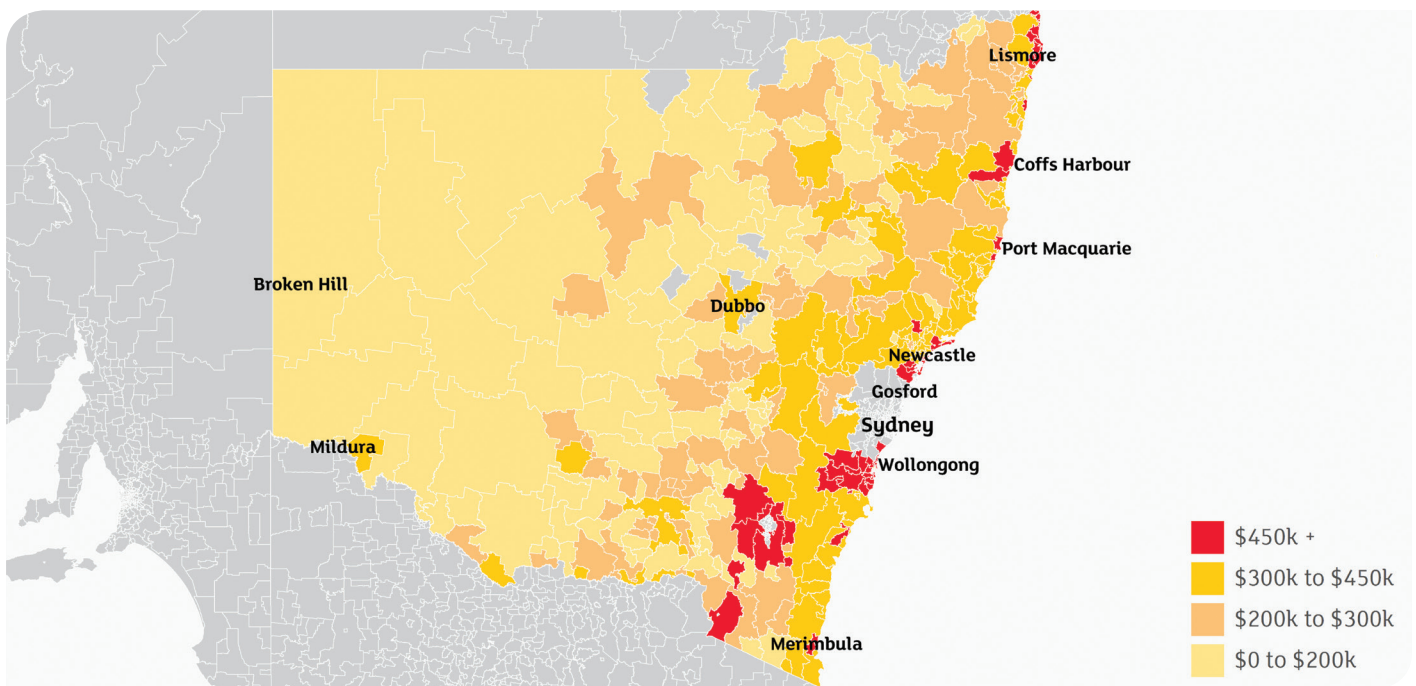


Regions grow as home owners priced out of Sydney

Most areas of New South Wales, outside of Sydney, are seeing home values increase. In particular, there is evident strength in markets close to Sydney, such as Wollongong and Newcastle, which may indicate that as buyers are priced out of the capital city they are looking to major regions and towns nearby.

Coastal lifestyle markets are also seeing an increase in buyer demand and a subsequent lift in home values, after a number of years of relatively sedate housing market conditions along the regional coastline. Mining related regions continue to be impacted by the downturn in mining investment.

Median prices across regional NSW



Source: CoreLogic

Regional NSW best performers

Category	Rank	Suburb	Rolling Median Price (12 months)	Number sold (12 months)	12 month change in median price
Affordable	1	BINNAWAY	\$115,000	10	15.0%
	2	COONAMBLE	\$140,000	52	12.9%
	3	BARRABA	\$117,250	31	9.6%
Mid-range	1	BUTTABA	\$490,000	35	21.0%
	2	MOUNT WARRIGAL	\$500,000	74	20.5%
	3	KANAHOOKA	\$499,000	85	16.0%
Prestige	1	BURRADOO	\$1,300,000	110	25.0%
	2	AUSTINMER	\$1,112,500	42	17.1%
	3	ROYALLA	\$1,002,500	12	10.2%

Category	Rank	Suburb	Rolling Median Price (12 months)	Number sold (12 months)	12 month change in median price
Affordable	1	NORTH ALBURY	\$195,150	19	37.4%
	2	COROWA	\$170,000	16	21.4%
	3	MURWILLUMBAH	\$190,000	54	17.3%
Mid-range	1	PORT KEMBLA	\$346,000	24	34.6%
	2	MAITLAND	\$350,000	18	25.0%
	3	SHOALHAVEN HEADS	\$345,000	15	19.0%
Prestige	1	NEWCASTLE EAST	\$1,025,000	24	41.4%
	2	BOWRAL	\$625,000	94	20.4%
	3	KEIRAVILLE	\$535,000	19	18.9%

\$ Rolling Median Price (12 months)
 SOLD Number sold (12 months)
 📈 12 month change in median price

Affordable = suburbs below 25th percentile
Mid-range = suburbs between 25th and 75th percentile
Prestige = suburbs above 75th percentile

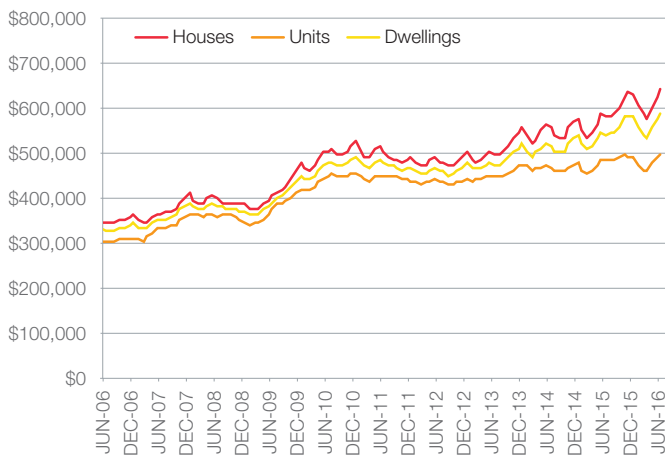
Melbourne shows the strongest capital city growth

Melbourne has recorded the greatest increase in property values of all capital cities over the past year, up 11.5%. Dwelling values rose by 3.5% over the second quarter of 2016 to take them 5.8% higher over the first half of this year. Melbourne's annual rate of dwelling value growth remains strong but has slowed from its recent peak in September 2015 at 14.2%. House values have increased by 12.1% over the past year, which is double the rate of growth for units (6.1%), indicating a significant divergence in performance across the two

property types. Melbourne has experienced relatively strong rates of rental growth over the past year; however, the rate of rental growth has slowed compared to a year ago. House rents have increased by 1.7% over the year compared to a 1.4% rise in unit rents. As a result of the strong value growth, rental yields have softened to record low levels. Gross rental yields for houses were 3.1% a year ago compared to 2.8% currently. For units, yields are currently recorded at 4.0%, down from 4.2% a year ago.

Melbourne's performance over time

Melbourne Median Price



Based on CoreLogic monthly indices capital city data to June 30, 2016

	Houses	Units
Median Price	\$640,000	\$495,000
Quarterly change	3.8%	1.1%
12 months change	12.1%	6.1%
5 year total change	32.3%	11.7%
10 year total change	103.8%	68.2%

Melbourne's best performers

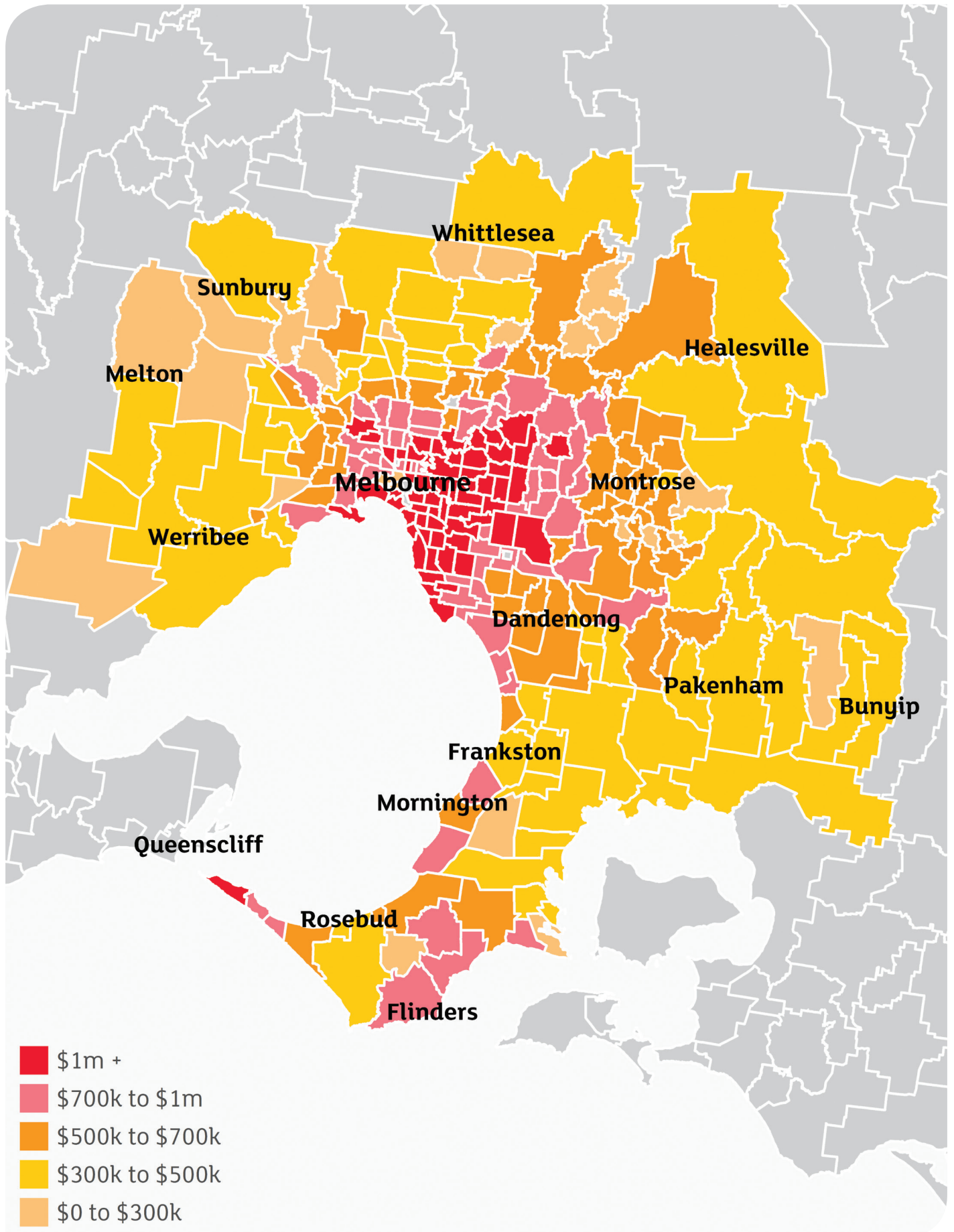
	Rank	Suburb	\$	SOLD	12 month change in median price
Affordable	1	DIGGERS REST	\$292,000	57	12.1%
	2	FRANKSTON NORTH	\$305,000	141	11.7%
	3	MELTON SOUTH	\$260,000	228	10.6%
Mid-range	1	KEYSBOROUGH	\$606,500	335	26.4%
	2	HEIDELBERG WEST	\$596,000	85	26.3%
	3	BELGRAVE HEIGHTS	\$600,000	16	21.7%
Prestige	1	DEEPPENE	\$2,735,000	28	24.3%
	2	ARMADALE	\$2,175,000	81	24.3%
	3	CAULFIELD NORTH	\$1,867,500	110	23.3%

	Rank	Suburb	\$	SOLD	12 month change in median price
Affordable	1	ALBION	\$251,500	55	20.5%
	2	PAKENHAM	\$287,250	120	9.8%
	3	WYNDHAM VALE	\$280,000	22	9.8%
Mid-range	1	MOOROOLBARK	\$478,000	74	24.2%
	2	CROYDON NORTH	\$490,000	45	18.5%
	3	SEDDON	\$483,000	39	16.4%
Prestige	1	BEAUMARIS	\$1,000,000	74	22.9%
	2	CANTERBURY	\$986,000	51	14.5%
	3	BRIGHTON EAST	\$905,500	91	13.0%

\$ Rolling Median Price (12 months) SOLD Number sold (12 months) 12 month change in median price

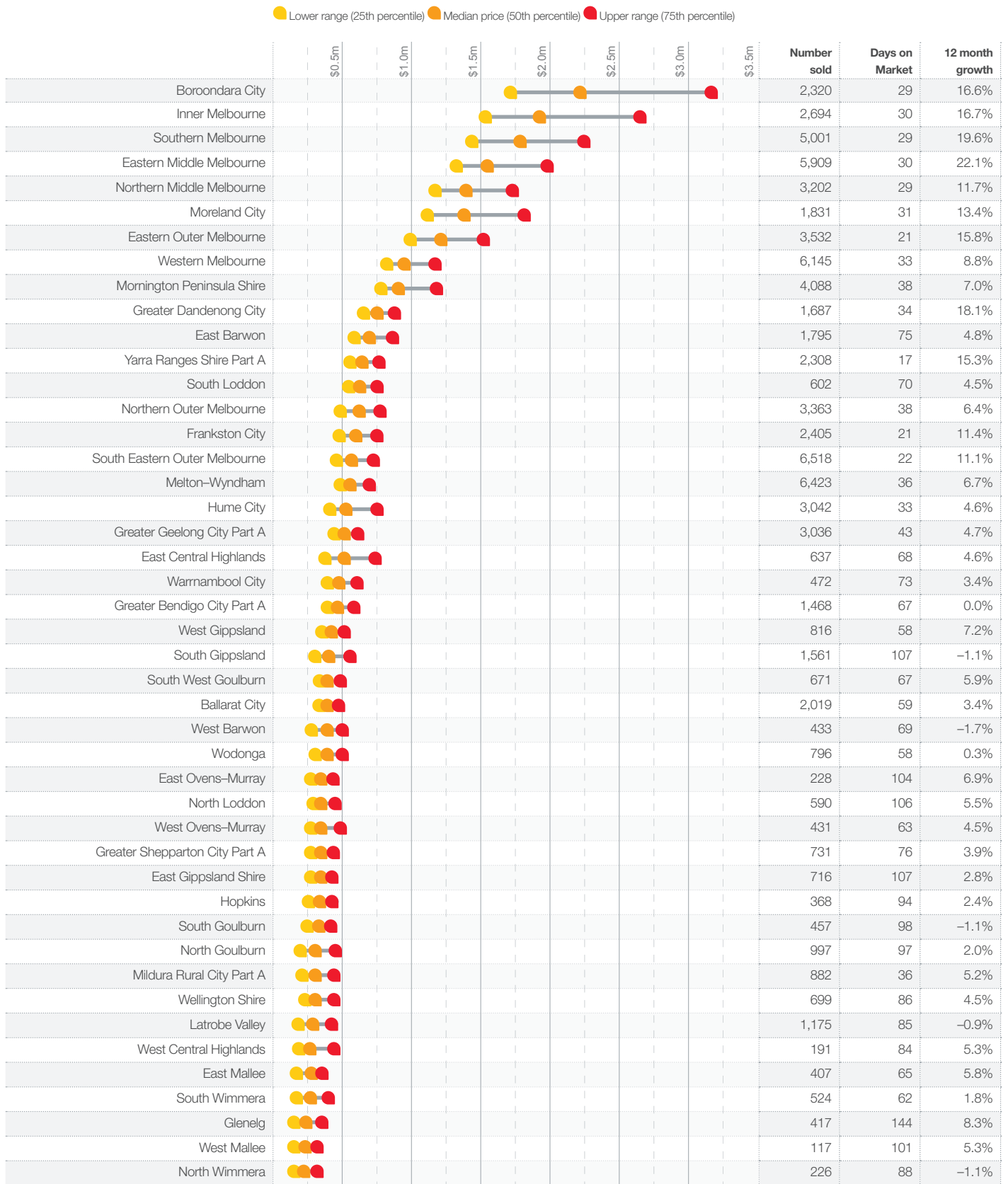
Affordable = suburbs below 25th percentile Mid-range = suburbs between 25th and 75th percentile Prestige = suburbs above 75th percentile

Median prices across Melbourne



* Based on Market Trends confirmed sales suburb data to April 30, 2016

How Melbourne and VIC regions compare

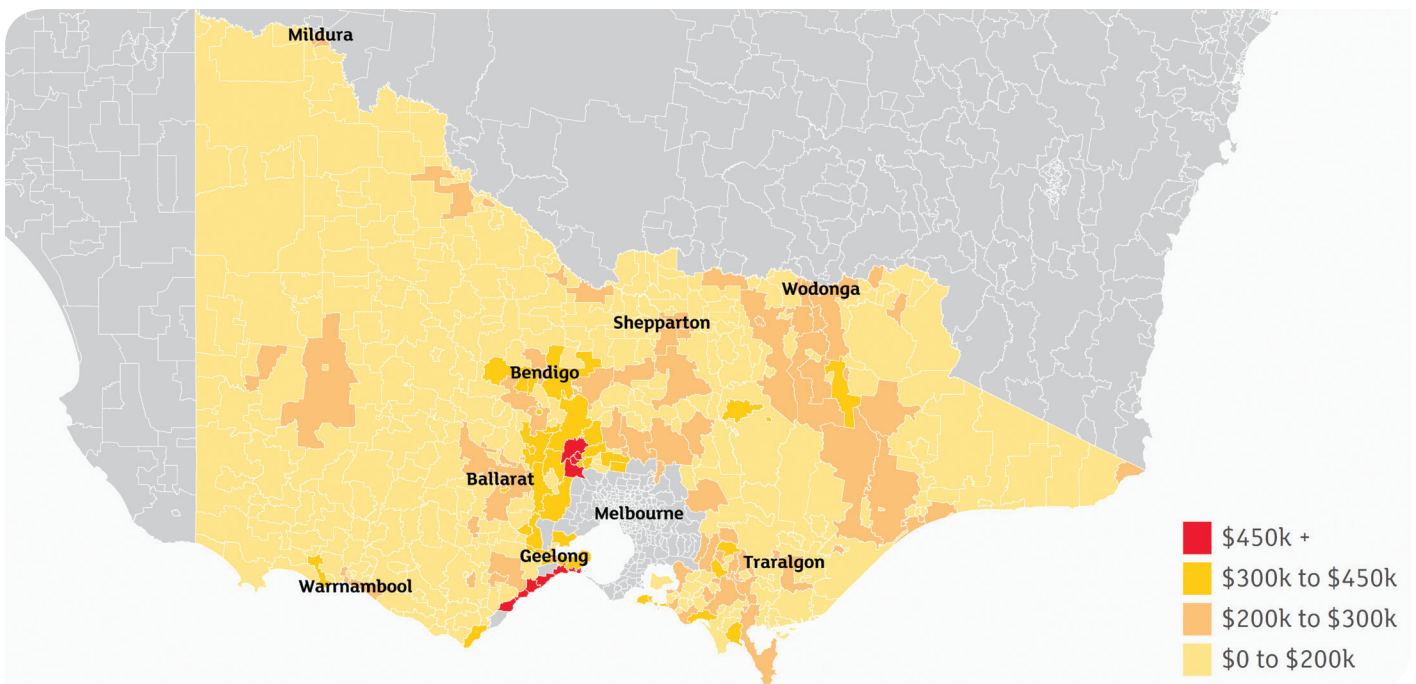


Increasing demand in sea-change markets

Outside of Melbourne, value appreciation in Victoria has generally been moderate. This would suggest that the demand from Melbourne isn't really yet flowing to other parts of the state. Some coastal lifestyle markets are starting to see increasing demand and early signs of value

growth accelerating. Nationwide we are seeing the popularity of coastal and lifestyle markets rising, and in Victoria, this higher demand is probably being fuelled by the lift in housing equity for Melbourne home owners over recent years.

Median prices across regional VIC



Source: CoreLogic

Regional VIC best performers

Category	Rank	Suburb	Rolling Median Price (12 months)	SOLD	12 month change in median price
Affordable	1	KANIVA	\$113,500	24	34.7%
	2	BIRCHIP	\$120,000	11	33.3%
	3	DIMBOOLA	\$112,000	37	29.5%
Mid-range	1	KALIMNA	\$316,250	22	21.6%
	2	MALLACOOTA	\$320,000	21	14.3%
	3	YARRAWONGA	\$318,500	170	9.8%
Prestige	1	FAIRHAVEN	\$975,000	22	29.1%
	2	AIREYS INLET	\$730,000	43	21.4%
	3	TORQUAY	\$645,000	296	10.8%

Category	Rank	Suburb	Rolling Median Price (12 months)	SOLD	12 month change in median price
Affordable	1	NEWBOROUGH	\$161,500	17	23.5%
	2	MORWELL	\$180,000	33	19.0%
	3	MOE	\$146,000	29	14.5%
Mid-range	1	ALFREDTON	\$282,500	18	24.4%
	2	ECHUCA	\$278,000	57	15.8%
	3	LONGWARRY	\$267,500	11	13.8%
Prestige	1	POINT LONSDALE	\$480,000	17	10.3%
	2	OCEAN GROVE	\$440,000	60	4.8%
	3	TORQUAY	\$470,000	66	3.3%

\$ Rolling Median Price (12 months)
 SOLD Number sold (12 months)
 📈 12 month change in median price

Affordable = suburbs below 25th percentile
 Mid-range = suburbs between 25th and 75th percentile
 Prestige = suburbs above 75th percentile

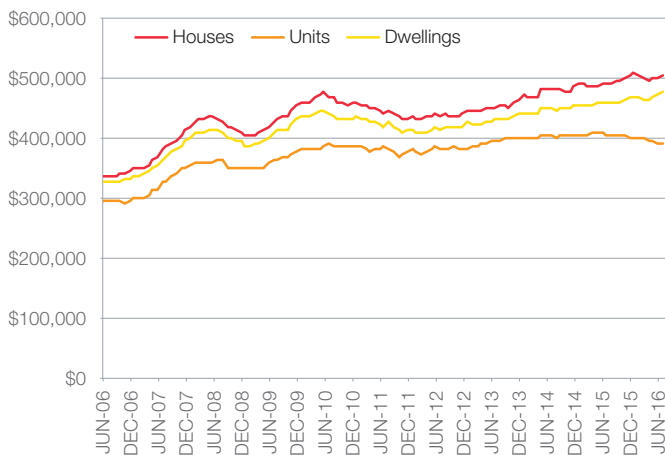
Brisbane's annual growth keeps improving

Brisbane dwelling values continue to track higher, with values 2.2% higher over the second quarter of 2016, taking them 2.1% higher over the past six months and 5.3% higher over the year. Brisbane unit values, which have increased by 2.4% over the past year, are increasing in value at a substantially slower pace than house values, which are 5.6% higher.

Rental rates have continued to show modest falls in Brisbane and are -0.2% lower over the year for houses and -0.8% lower for units. Rental yields have also softened over the year due to value rises outpacing rental changes. In June 2015, gross rental yields were 4.4% for houses and 5.4% for units, in June 2016 they were recorded at 4.2% for houses and 5.2% for units.

Brisbane's performance over time

Brisbane Median Price



Based on CoreLogic monthly indices capital city data to June 30, 2016

	Houses	Units
Median Price	\$505,000	\$389,000
Quarterly change	2.3%	0.9%
12 months change	5.6%	2.4%
5 year total change	12.5%	4.0%
10 year total change	43.6%	33.9%

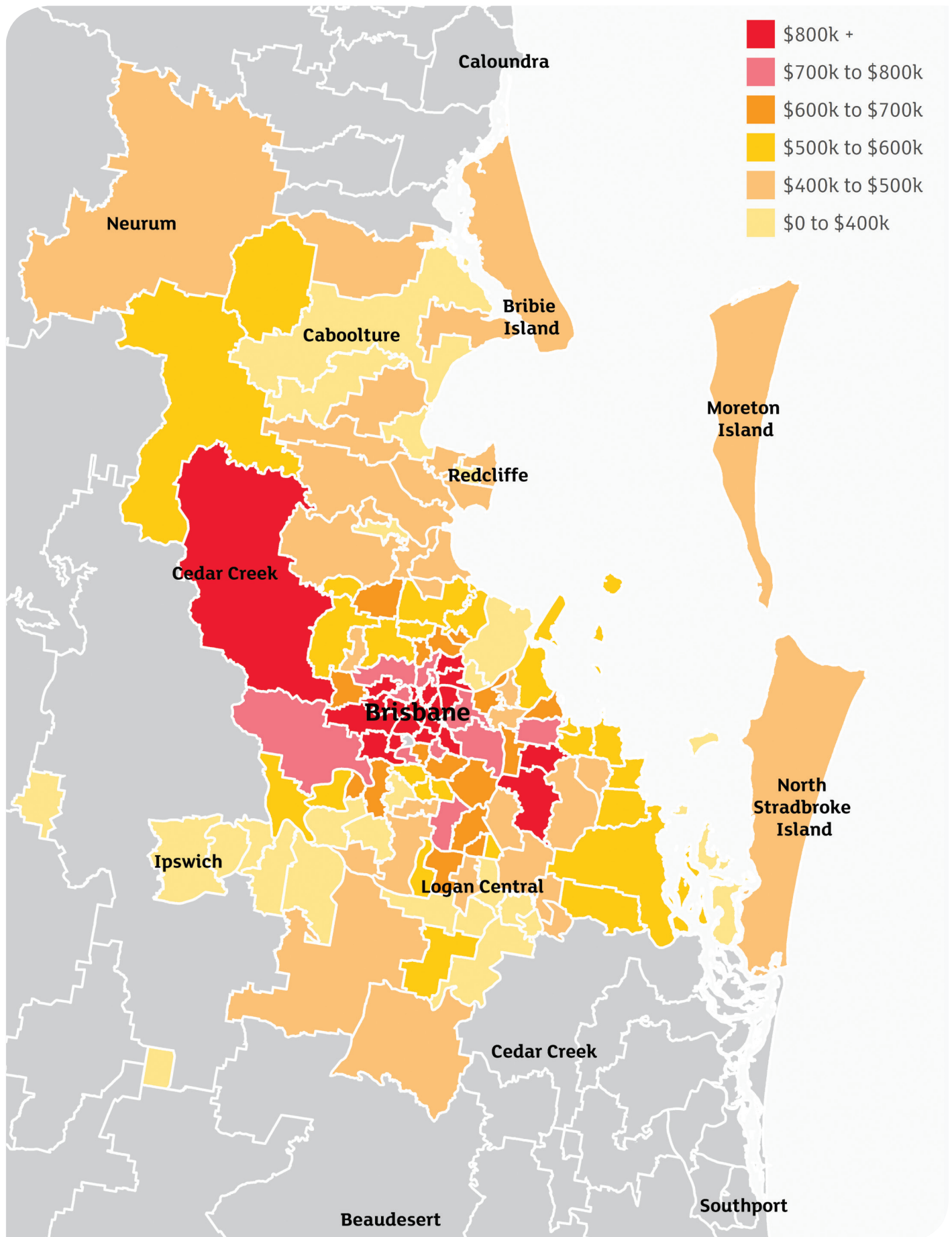
Brisbane's best performers

Category	Rank	Suburb	Price	SOLD	Change	Units				
						Rank	Suburb	Price	SOLD	Change
Affordable	1	BINNAWAY	\$115,000	10	15.0%	1	BEENLEIGH	\$210,000	90	10.5%
	2	COONAMBLE	\$140,000	52	12.9%	2	WATERFORD WEST	\$212,000	49	8.7%
	3	BARRABA	\$117,250	31	9.6%	3	SLACKS CREEK	\$224,000	62	6.7%
Mid-range	1	BUTTABA	\$490,000	35	21.0%	1	CORINDA	\$427,500	24	19.5%
	2	MOUNT WARRIGAL	\$500,000	74	20.5%	2	SALISBURY	\$415,000	18	15.3%
	3	KANAHOOKA	\$499,000	85	16.0%	3	ANNERLEY	\$430,000	141	7.8%
Prestige	1	BURRADOO	\$1,300,000	110	25.0%	1	MURARRIE	\$574,750	54	28.3%
	2	AUSTINMER	\$1,112,500	42	17.1%	2	KENMORE	\$647,500	35	24.5%
	3	ROYALLA	\$1,002,500	12	10.2%	3	NEWSTEAD	\$624,500	104	8.9%

Rolling Median Price (12 months) Number sold (12 months) 12 month change in median price

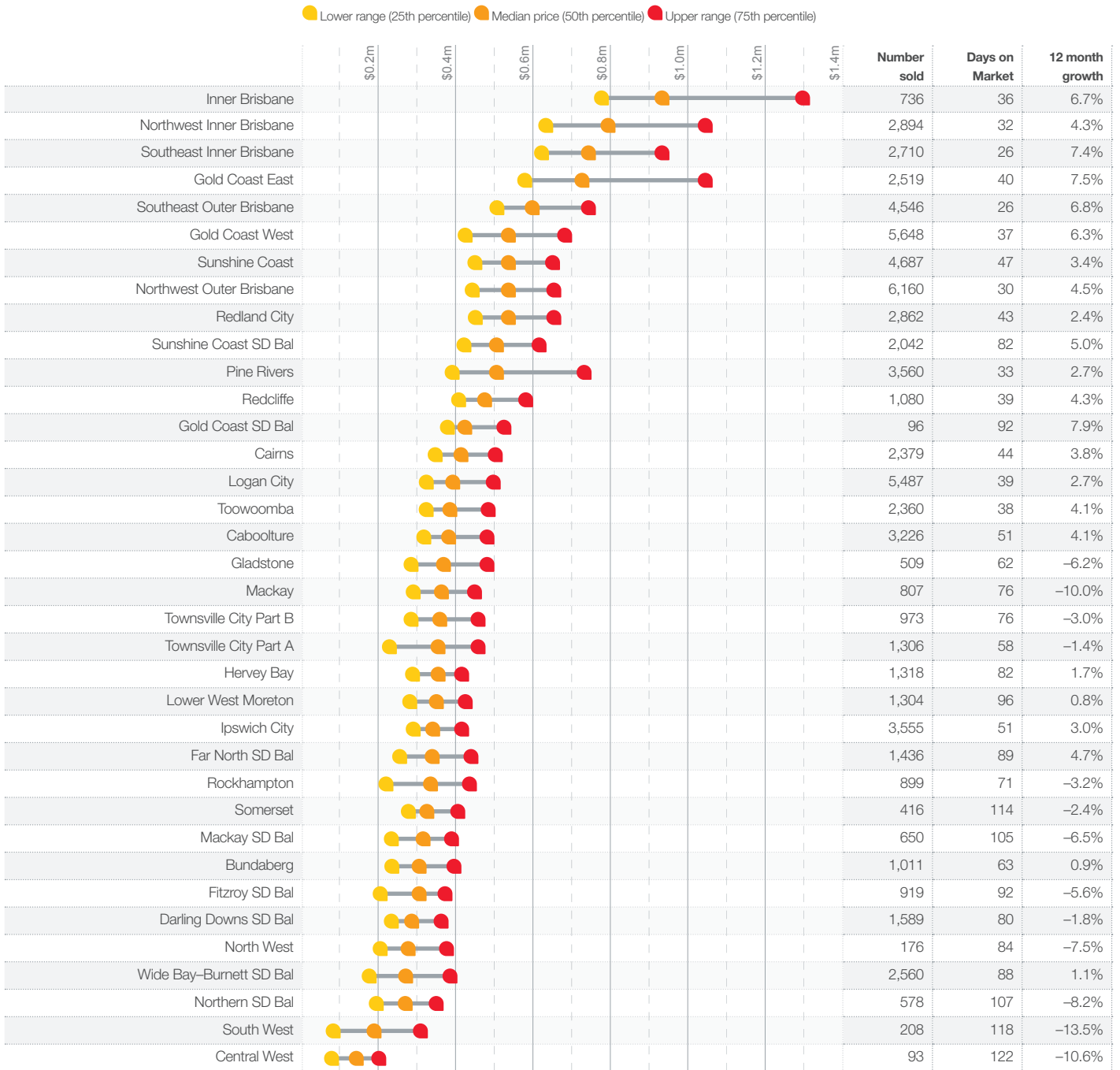
Affordable = suburbs below 25th percentile **Mid-range** = suburbs between 25th and 75th percentile **Prestige** = suburbs above 75th percentile

Median prices across Brisbane



* Based on Market Trends confirmed sales suburb data to April 30, 2016

How Brisbane and QLD regions compare

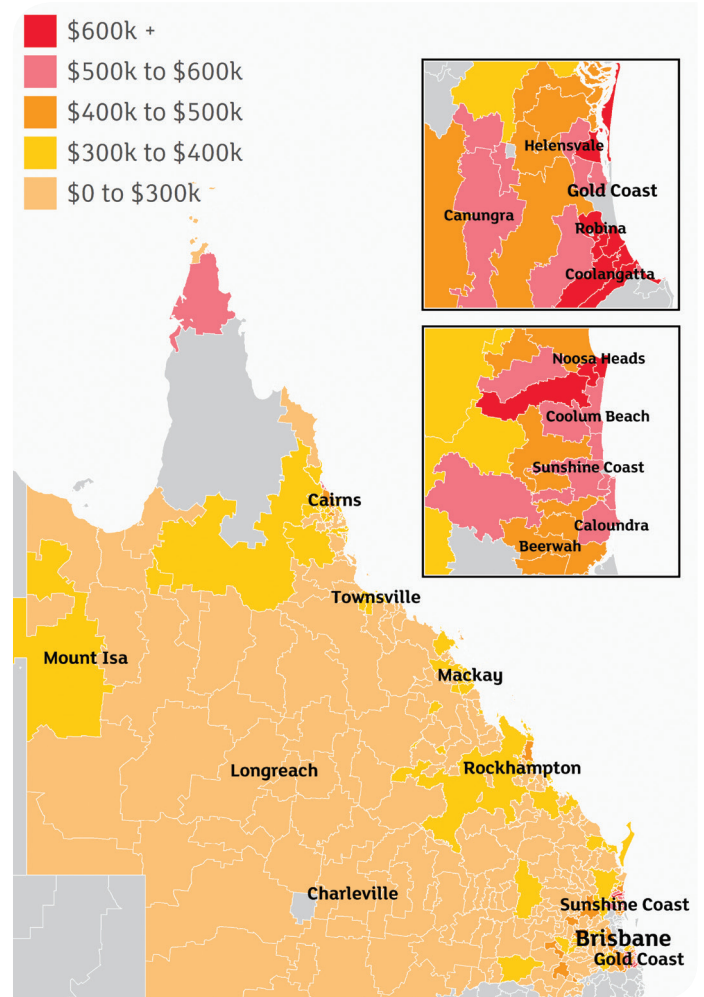


Lifestyle areas lift while resource towns reach a floor

Those regional Queensland areas linked to resource investment and the mining sector have seen significant falls in values accompanied by sagging housing demand and lower rents. While these regions are still seeing value falls the rate of decline does appear to be slowing, suggesting these markets may be reaching a floor.

While resource areas continue to struggle, larger regional coastal markets such as the Gold and Sunshine Coasts and Cairns are experiencing an uplift in housing demand and rising values as the tourism sector rebounds and demand for lifestyle properties increases.

Median prices across regional QLD



Source: CoreLogic

Regional QLD best performers

	Rank	Suburb	\$	SOLD	📈
Affordable	1	TEXAS	\$145,000	19	20.8%
	2	MOUNT MORGAN	\$105,000	42	10.5%
	3	INGLEWOOD	\$130,000	24	2.0%
Mid-range	1	RASMUSSEN	\$385,000	84	31.6%
	2	PARKHURST	\$375,000	22	21.0%
	3	YUNGABURRA	\$389,000	27	19.3%
Prestige	1	MERMAID BEACH	\$1,267,500	51	27.4%
	2	TALLEBUDGERA	\$812,500	64	20.4%
	3	CLEAR ISLAND WATERS	\$1,007,500	59	19.2%

	Rank	Suburb	\$	SOLD	📈
Affordable	1	NELLY BAY	\$150,000	29	16.9%
	2	MANOORA	\$162,750	104	5.7%
	3	MISSION BEACH	\$63,000	27	5.0%
Mid-range	1	TOOWOOMBA CITY	\$291,250	18	20.3%
	2	TEWANTIN	\$300,000	60	6.4%
	3	ASHMORE	\$299,500	130	5.8%
Prestige	1	NOOSA HEADS	\$597,500	290	39.0%
	2	HOPE ISLAND	\$615,000	642	29.5%
	3	YAROOMBA	\$517,000	35	26.1%

\$ Rolling Median Price (12 months) **SOLD** Number sold (12 months) **📈** 12 month change in median price

Affordable = suburbs below 25th percentile **Mid-range** = suburbs between 25th and 75th percentile **Prestige** = suburbs above 75th percentile

SOUTH AUSTRALIA

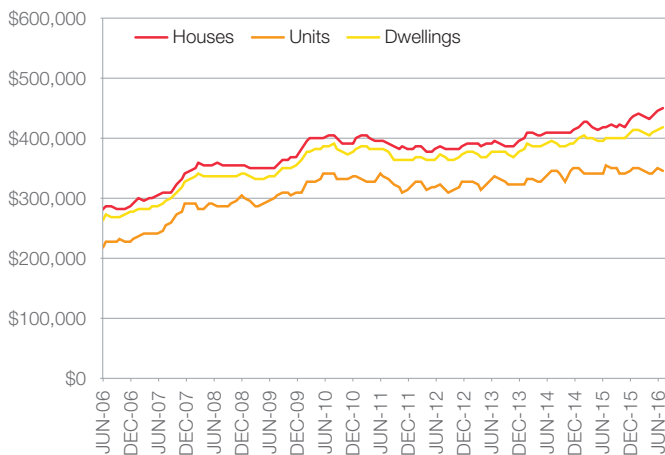
Adelaide's growth remains consistent

Adelaide dwelling values increased by 0.8% over the second quarter of 2016 taking them 3.2% higher during 2016 and 2.2% higher over the 2015–16 financial year. Adelaide has consistently recorded only moderate rates of growth over recent years and this trend appears to be continuing. Houses and units are growing at a similar annual pace of 2.2% and 1.7% respectively.

While values are recording moderate rises, rental rates are experiencing moderate declines, –0.4% lower over the year for houses and –0.8% lower for units. Subsequently, rental yields have softened over the year from 4.1% for houses and 4.9% for units a year ago to 4.0% for houses and 4.8% for units currently.

Adelaide's performance over time

Adelaide Median Price



Based on CoreLogic monthly indices capital city data to June 30, 2016

	Houses	Units
Median Price	\$450,000	\$345,000
Quarterly change	1.3%	–4.1%
12 months change	2.2%	1.7%
5 year total change	8.0%	0.1%
10 year total change	42.6%	31.7%

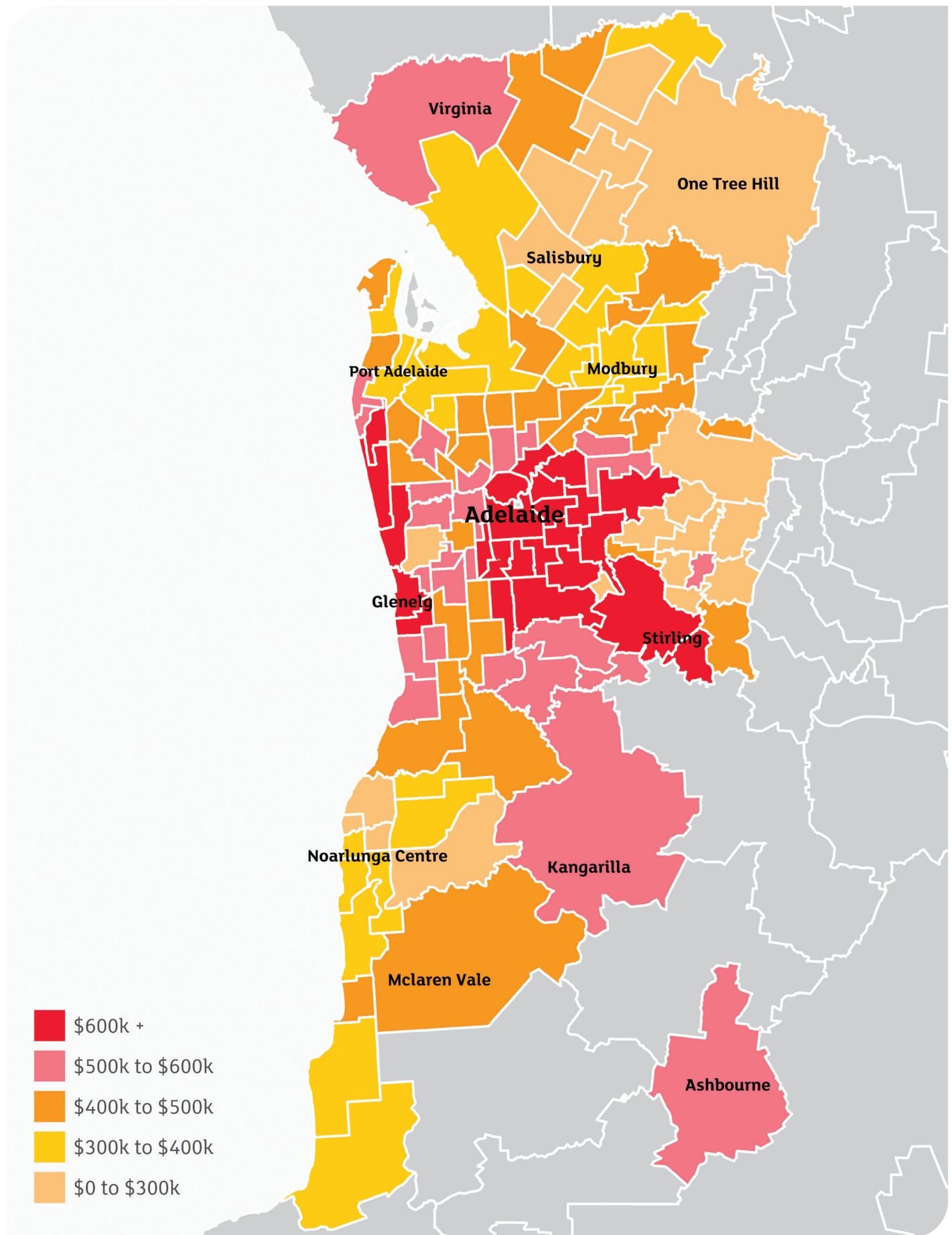
Adelaide's best performers

Category	Rank	Suburb	Price (\$)	SOLD	Change (%)	Units					
						Rank	Suburb	Price (\$)	SOLD	Change (%)	
Affordable	1	ELIZABETH GROVE	\$222,500	24	14.1%	1	PARA HILLS WEST	\$240,000	22	14.3%	
	2	MUNNO PARA	\$245,000	59	11.1%	2	SALISBURY DOWNS	\$239,500	24	13.5%	
	3	SMITHFIELD PLAINS	\$187,500	25	6.1%	3	GAWLER WEST	\$155,000	13	10.7%	
Mid-range	1	GOLDEN GROVE	\$464,000	158	11.9%	1	PAYNEHAM SOUTH	\$345,300	13	7.9%	
	2	WILLUNGA	\$460,000	52	9.5%	2	NEWTON	\$345,000	22	6.6%	
	3	BRIDGEWATER	\$458,250	94	7.3%	3	TRINITY GARDENS	\$355,000	11	0.0%	
Prestige	1	NETHERBY	\$1,054,000	18	37.3%	1	HENLEY BEACH	\$562,000	71	35.4%	
	2	COLLEGE PARK	\$1,717,500	15	34.7%	2	GLENGOWRIE	\$557,500	73	25.3%	
	3	ERINDALE	\$1,031,000	19	21.3%	3	SEACLIFF	\$500,000	21	16.3%	

\$ Rolling Median Price (12 months)
 SOLD Number sold (12 months)
 📈 12 month change in median price

Affordable = suburbs below 25th percentile **Mid-range** = suburbs between 25th and 75th percentile **Prestige** = suburbs above 75th percentile

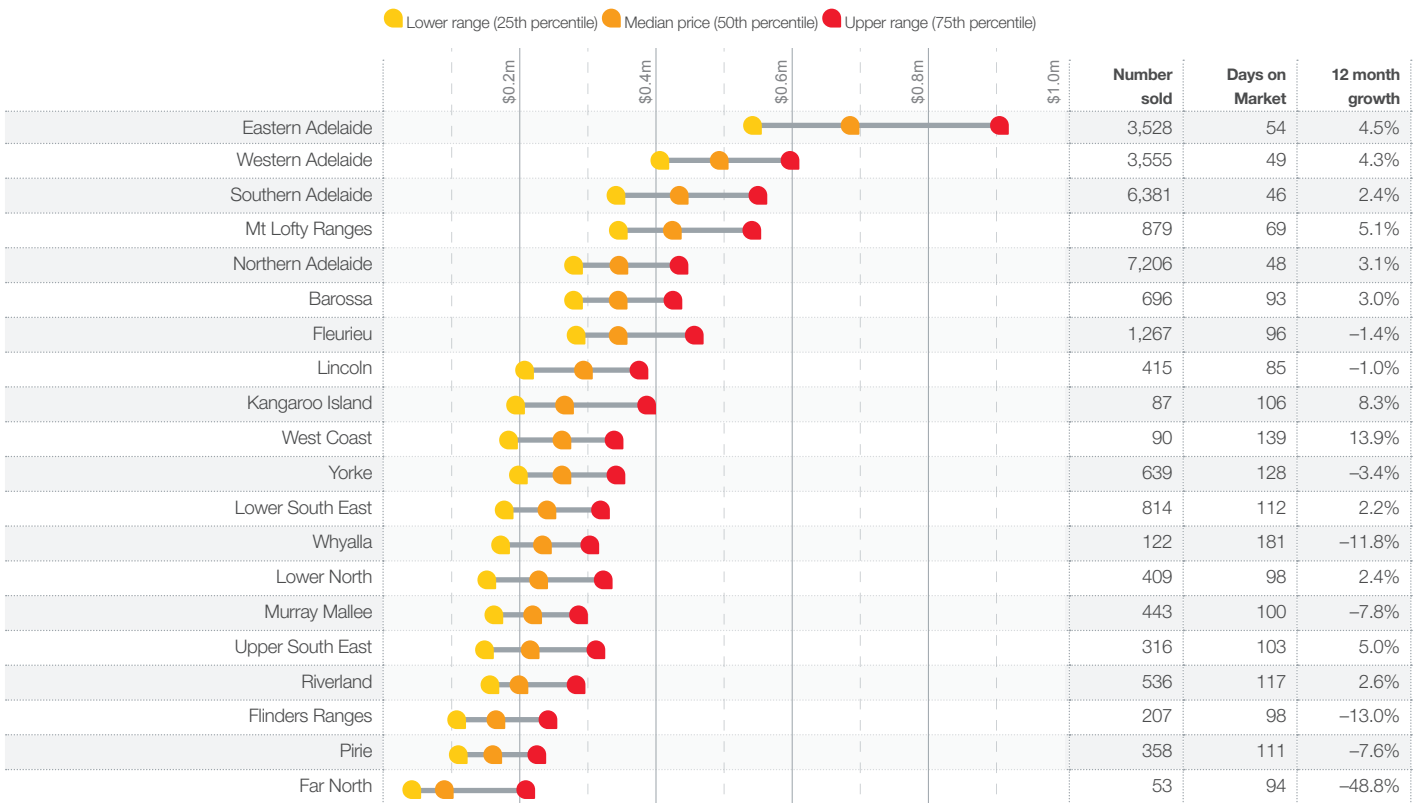
Median prices across Adelaide



* Based on Market Trends confirmed sales suburb data to April 30, 2016

SOUTH AUSTRALIA

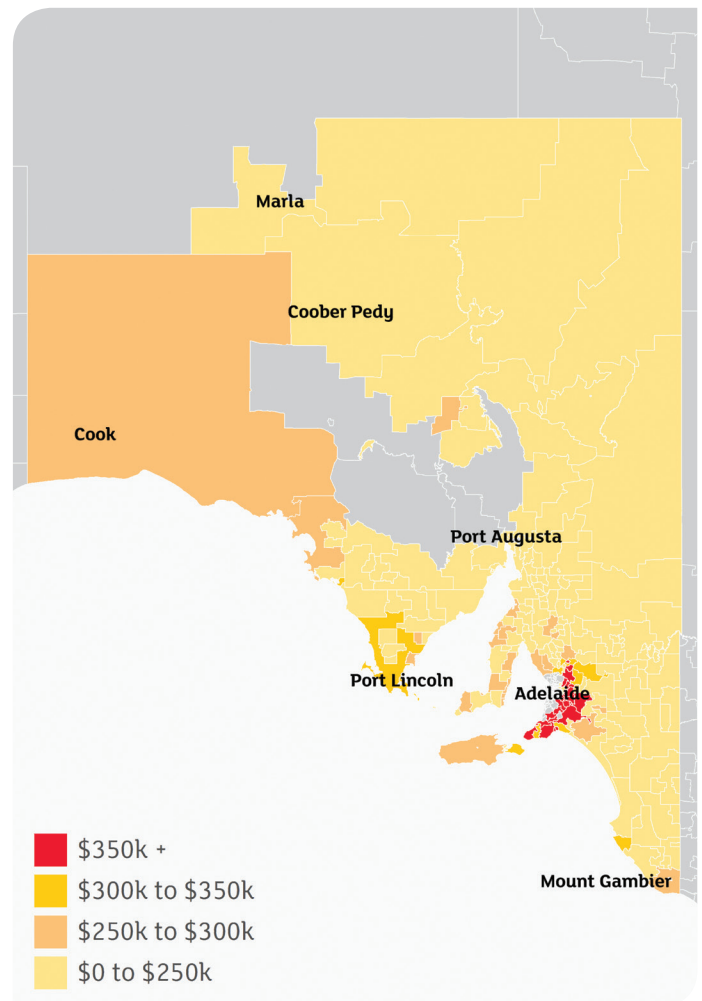
How Adelaide and SA regions compare



Lifestyle properties drive resurgent demand

Outside of Adelaide, coastal and lifestyle housing markets are seeing relatively stronger housing market conditions due to resurgent demand for lifestyle properties. However, market weakness is persisting for those regions linked to the resources sector as investment continues to fade.

Median prices across regional SA



Source: CoreLogic

Regional SA best performers

Category	Rank	Suburb	Rolling Median Price (12 months)	Number sold (12 months)	12 month change in median price
Affordable	1	KEITH	\$125,000	32	20.2%
	2	GLADSTONE	\$120,000	10	9.1%
	3	PORT PIRIE WEST	\$109,000	39	6.3%
Mid-range	1	CEDUNA	\$275,000	22	31.0%
	2	KAPUNDA	\$281,250	69	12.5%
	3	PORT BROUGHTON	\$290,000	13	9.4%
Prestige	1	ECHUNGA	\$557,250	15	23.8%
	2	PORT ELLIOT	\$455,000	52	18.6%
	3	WOODSIDE	\$454,000	49	13.5%

Rank	Suburb	Rolling Median Price (12 months)	Number sold (12 months)	12 month change in median price
1	RISDON PARK	\$126,000	15	20.0%
2	MILLICENT	\$123,000	11	17.7%
3	VICTOR HARBOR	\$255,000	33	17.5%

\$ Rolling Median Price (12 months)
 SOLD Number sold (12 months)
 📈 12 month change in median price

Affordable = suburbs below 25th percentile **Mid-range** = suburbs between 25th and 75th percentile **Prestige** = suburbs above 75th percentile

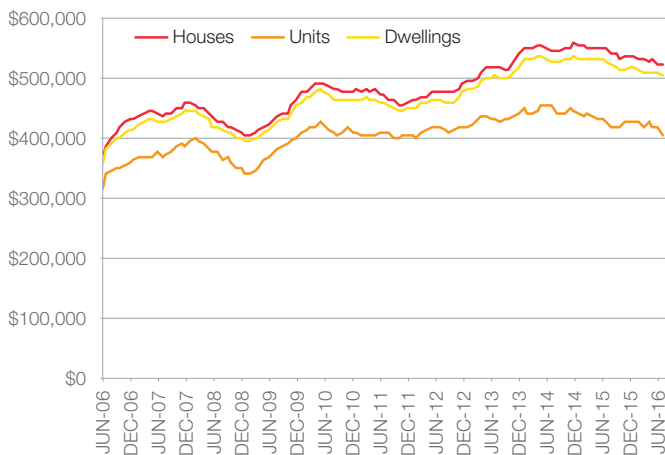
Perth market continues to ease

Home values in Perth have continued to decline over the second quarter of 2016, down -3.0%, which has taken them -3.9% lower over the first half of 2016 and -4.7% lower over the past 12 months. Perth home values are now -7.4% lower than they were at their end of month peak in December 2014. Over the past year, unit values have fallen by -5.5% which is larger than the -4.6% decline in house

values. While home values fall, rental rates are declining at a more rapid pace. Over the past 12 months, Perth house rents have fallen by -8.7% compared to a -7.6% decline in unit rents. Subsequently, gross rental yields have fallen from 4.0% for houses and 4.6% for units a year ago to 3.8% for houses and 4.5% for units currently.

Perth's performance over time

Perth Median Price



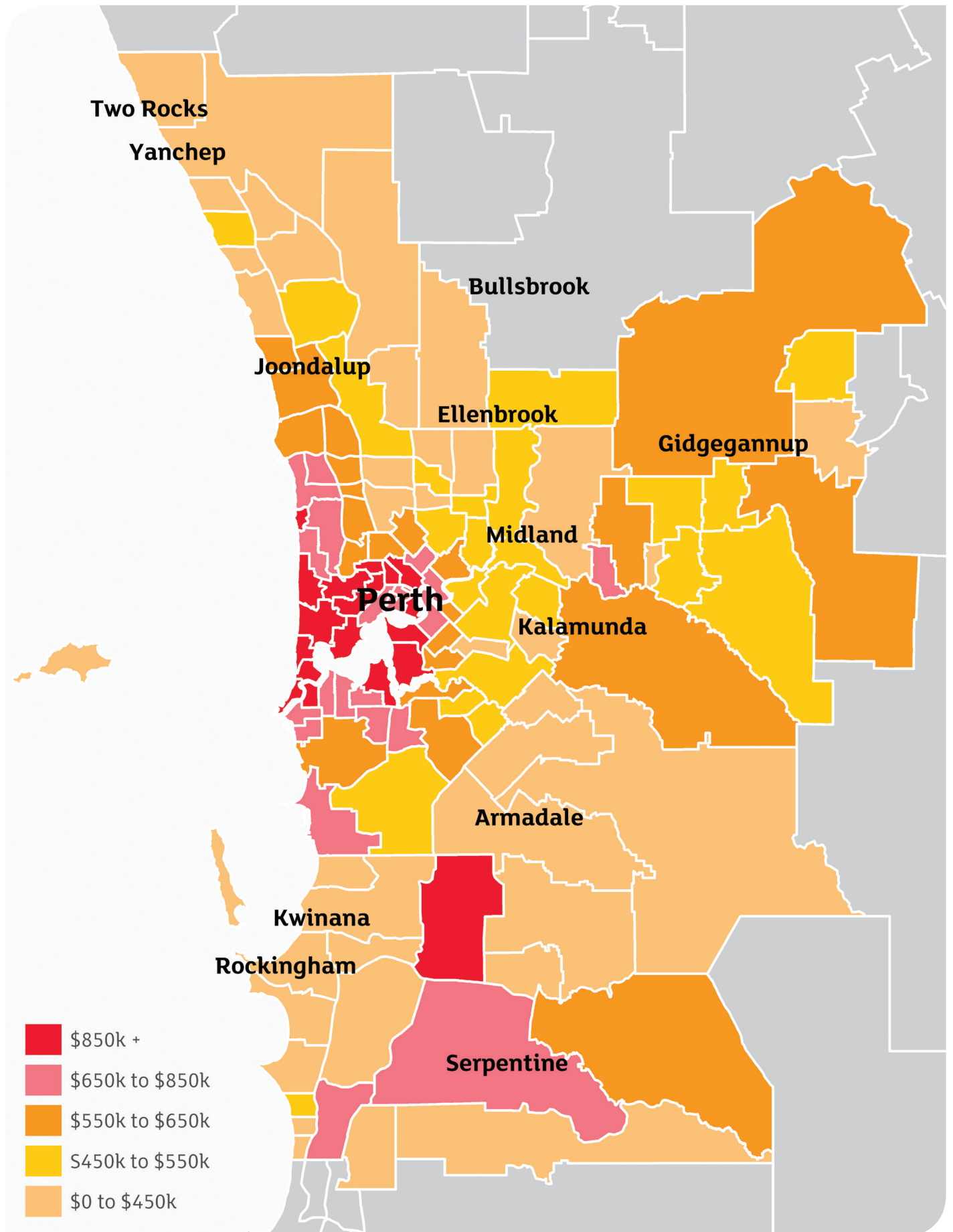
Based on CoreLogic monthly indices capital city data to June 30, 2016

	Houses	Units
Median Price	\$521,400	\$405,000
Quarterly change	-2.8%	-5.5%
12 months change	-4.6%	-5.5%
5 year total change	4.6%	-3.3%
10 year total change	17.7%	17.5%

Perth's best performers

Category	Rank	Suburb	Rolling Median Price (12 months)	SOLD Number sold (12 months)	12 month change in median price	Units				
						Rank	Suburb	Rolling Median Price (12 months)	SOLD Number sold (12 months)	12 month change in median price
Affordable	1	BROOKDALE	\$335,000	31	3.5%	1	THORNIE	\$340,000	18	13.3%
	2	WARNBRO	\$380,000	178	1.3%	2	OSBORNE PARK	\$340,000	81	3.0%
	3	SEVILLE GROVE	\$390,000	173	0.4%	3	WESTMINSTER	\$354,000	21	2.0%
Mid-range	1	DARLINGTON	\$650,000	61	5.3%	1	FORRESTFIELD	\$419,000	18	24.4%
	2	KALAMUNDA	\$688,000	94	3.5%	2	CANNINGTON	\$408,500	38	3.5%
	3	SERPENTINE	\$650,000	21	2.4%	3	MYAREE	\$424,500	10	0.1%
Prestige	1	SWANBOURNE	\$1,602,500	58	11.7%	1	EAST FREMANTLE	\$605,000	48	14.2%
	2	EAST PERTH	\$1,312,500	15	8.0%	2	MOUNT PLEASANT	\$679,500	21	13.8%
	3	CHURCHLANDS	\$1,357,500	38	4.3%	3	CRAWLEY	\$850,000	47	13.3%

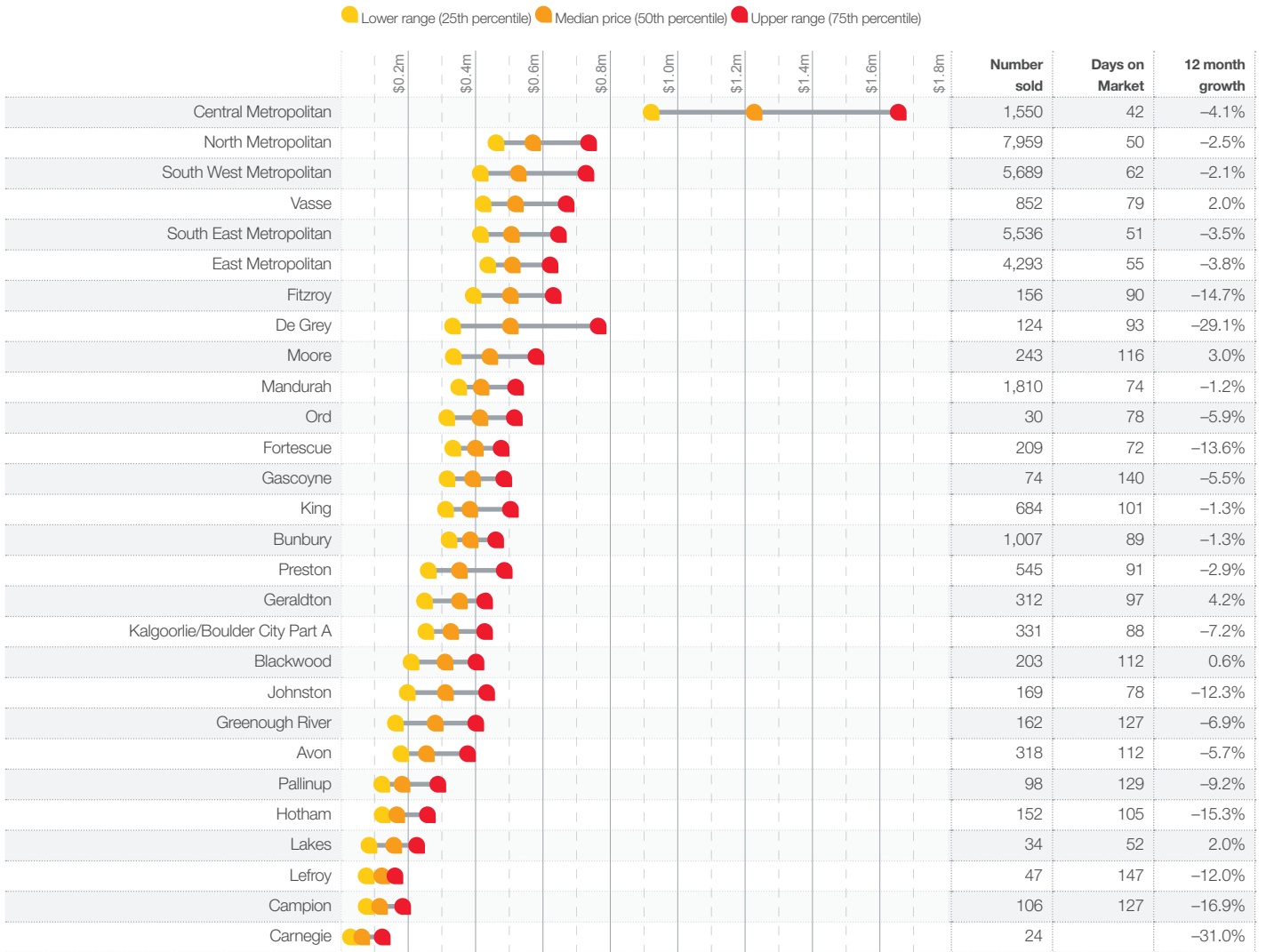
Median prices across Perth



* Based on Market Trends confirmed sales suburb data to April 30, 2016

WESTERN AUSTRALIA

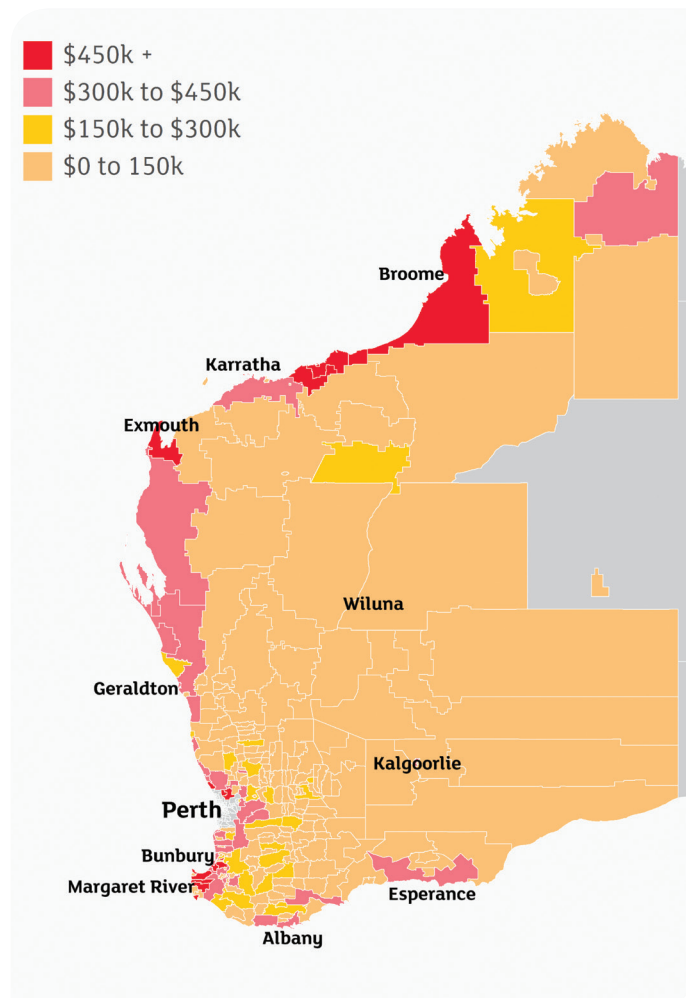
How Perth and WA regions compare



Tough conditions in mining towns

Regional markets linked to resources and mining are continuing to experience ongoing value declines with home owners experiencing tough selling conditions and rental demand which has substantially diminished. Demand is also relatively soft in lifestyle markets and although values and transactions have fallen, to-date these declines have been relatively moderate.

Median prices across regional WA



Source: CoreLogic

Regional WA best performers

Rank	Suburb	\$	SOLD	12 month change in median price
1	NORSEMAN	\$45,000	17	50.0%
2	DALWALLINU	\$170,000	14	41.7%
3	BEVERLEY	\$325,000	17	32.7%

Rank	Suburb	\$	SOLD	12 month change in median price
1	ERSKINE	\$435,000	17	31.8%
2	GEOGRAPHE	\$525,000	10	19.7%
3	DUNSBOROUGH	\$547,500	24	15.3%

\$ Rolling Median Price (12 months) SOLD Number sold (12 months) 12 month change in median price

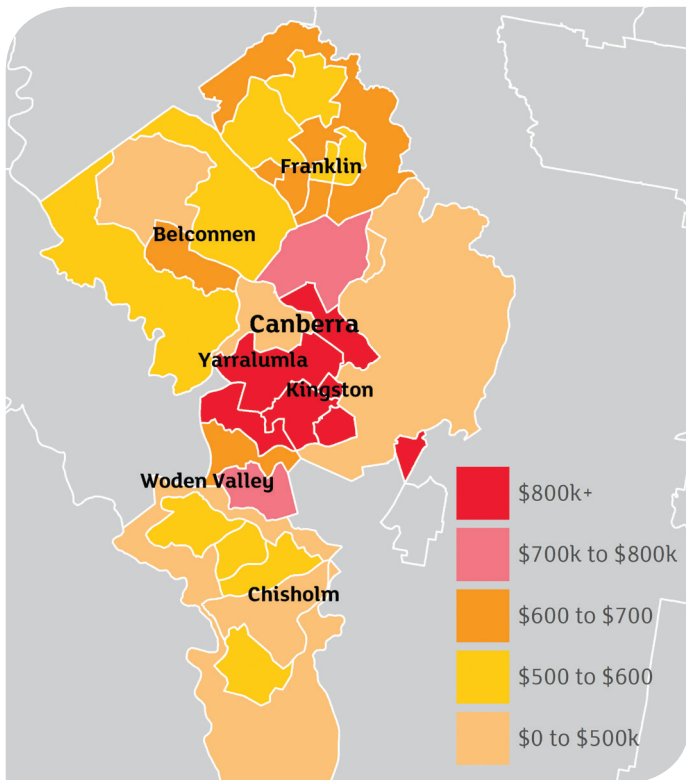
Affordable = suburbs below 25th percentile Mid-range = suburbs between 25th and 75th percentile Prestige = suburbs above 75th percentile

AUSTRALIAN CAPITAL TERRITORY

Moderate growth for nation's capital

Dwelling values in Canberra are increasing at a moderate pace, up 2.6% over the second quarter of 2016 to be 4.4% higher over the first six months of 2016 and 3.9% higher over the past 12 months. Canberra has consistently been recording only moderate rates of value growth over recent years despite signs that growth may be accelerating. House values have increased by 4.1% over the past year, which is a much greater rate of growth than the 1.7% increase in unit values. Twelve months ago house and unit rents in Canberra were falling; however, over the past year they have increased by 1.9% and 2.2% respectively. Despite this, there has been little change in gross rental yields over the year with house yields easing from 4.1% to 4.0% and unit yields steady at 5.1%.

Median prices across ACT



ACT's performance over time

	Houses	Units
Median Price	\$628,800	\$415,200
Quarterly change	3.0%	-2.6%
12 months change	4.1%	1.7%
5 year total change	13.0%	1.6%
10 year total change	47.7%	28.5%

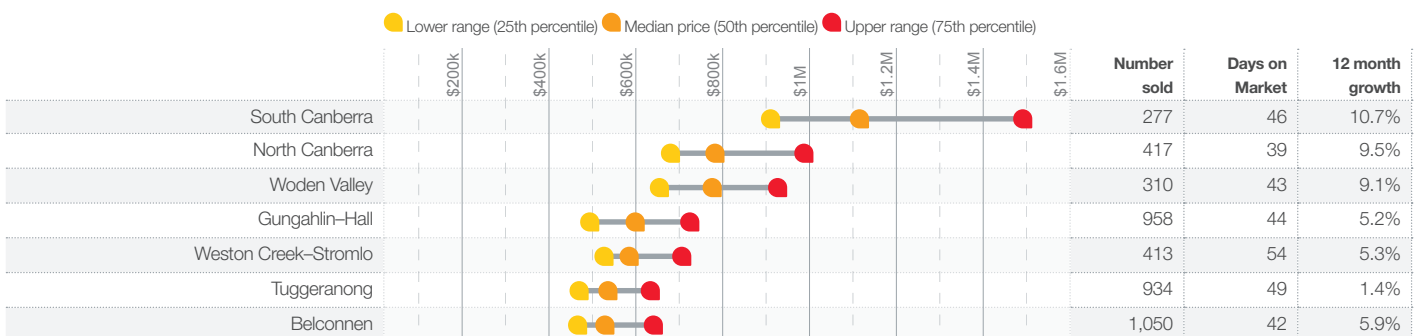
ACT's best performers

Rank	Top Ranked Suburb	Median Price	Number Sold	12 month change in median price
Houses				
1	WRIGHT	\$785,000	26	35.9%
2	AINSLIE	\$921,500	44	31.5%
3	CAMPBELL	\$1,115,000	33	23.3%
Units				
1	HAWKER	\$425,000	24	48.7%
2	CITY	\$561,000	101	32.0%
3	COOMBS	\$430,000	56	26.5%

Rolling Median Price (12 months)
 Number sold (12 months)
 12 month change in median price

Source: CoreLogic

How ACT regions compare

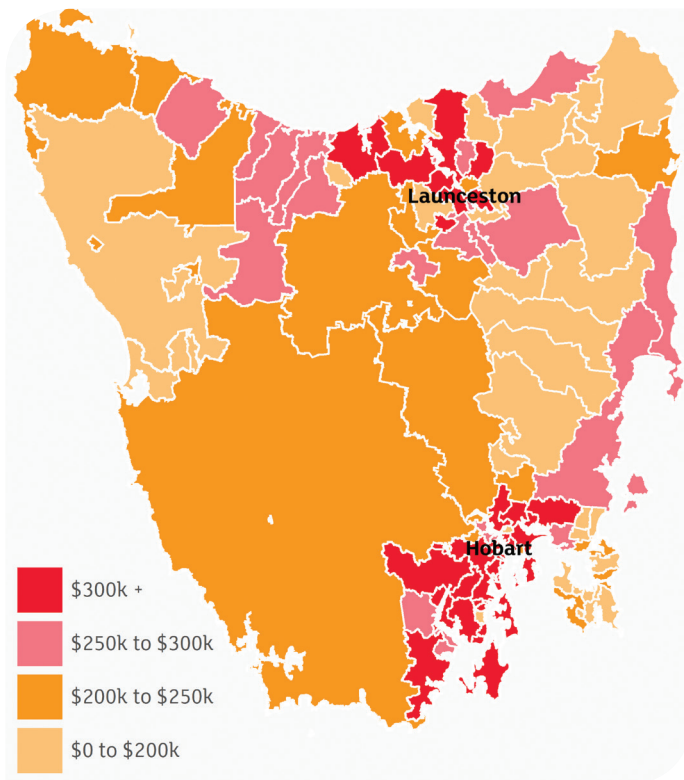


TASMANIA

Hobart home values increasing at fastest pace since 2010

Hobart dwelling values have recorded the third highest rate of increase over the past year, rising by 6.2% with values increasing by 1.9% over the second quarter of 2016 and 8.5% higher so far in 2016. Hobart home values are now increasing at their fastest annual pace since mid-2010. Over the past year, house values have increased by 5.7% compared to a 10.4% rise in Hobart unit values. Rents are increasing at a faster annual pace than they were a year ago with house rents 3.6% higher over the year and unit rents up 14.5%. Despite this, gross house yields have softened to 5.2% over the year from 5.3% a year ago while unit yields have firmed to 5.4% from 5.2% a year earlier.

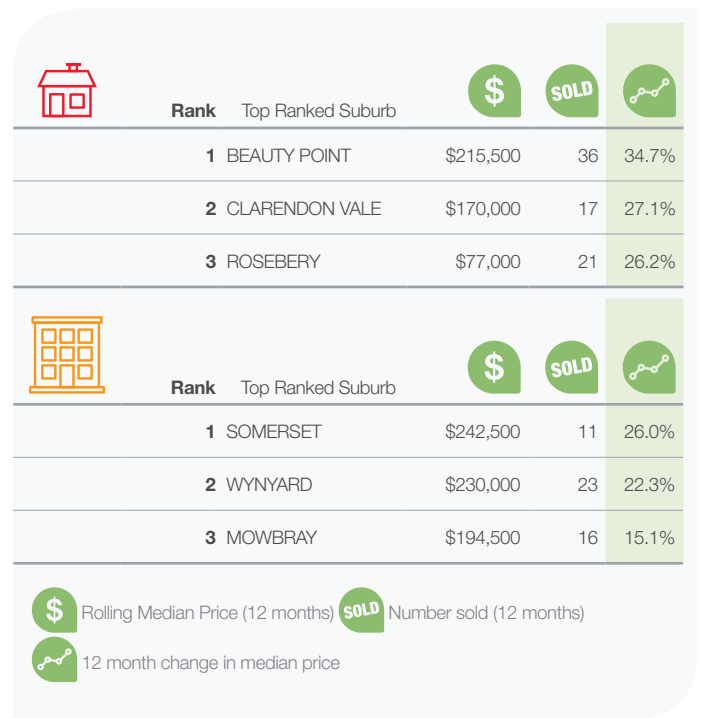
Median prices across Tasmania



Hobart's performance over time

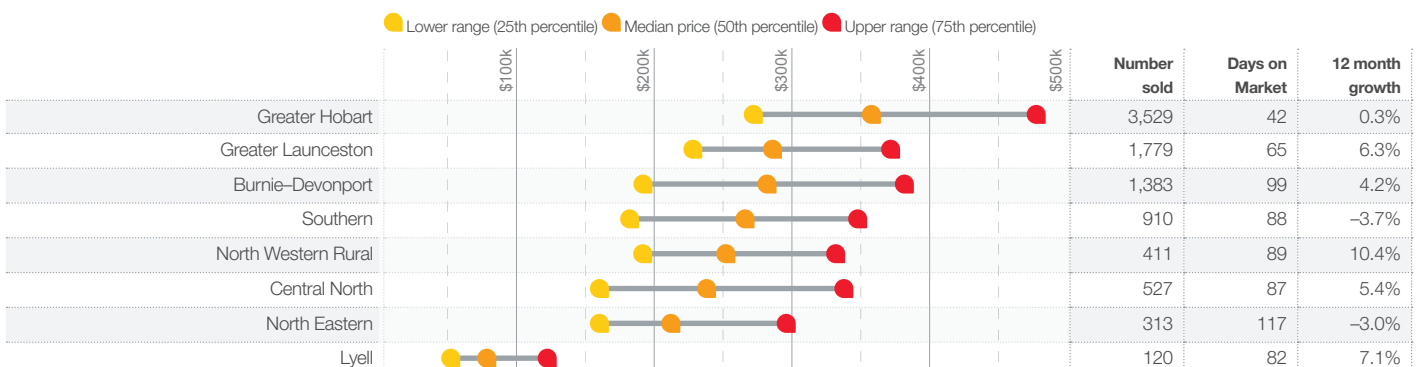
	Houses	Units
Median Price	\$360,500	\$283,000
Quarterly change	1.9%	1.8%
12 months change	5.7%	10.3%
5 year total change	1.2%	11.4%
10 year total change	12.8%	39.6%

Tasmania's best performers



Source: CoreLogic

How Tasmanian regions compare



NORTHERN TERRITORY

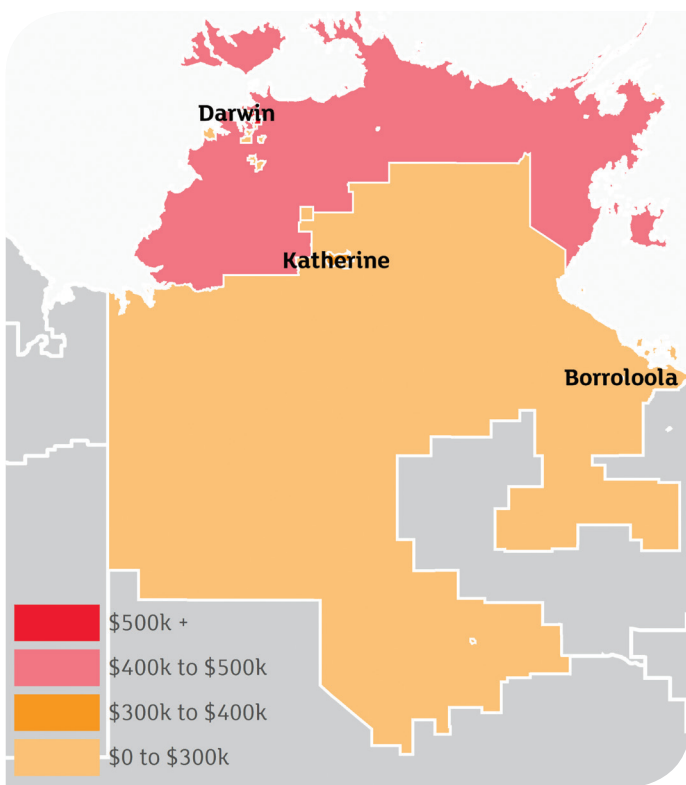
Prices easing in Darwin but yields still very strong

Dwelling values in Darwin have fallen by -2.5% over the second quarter of 2016, taking them -0.2% lower throughout 2016 to-date and -1.1% lower over the past 12 months. Darwin home values have been falling on an annual basis for 16 months; however, the -1.1% fall over the past year is the slowest rate of decline since March 2015. Houses in Darwin have recorded an annual value fall of just -0.1% compared to a much larger -4.9% fall in unit values. With rents falling at a much more rapid pace than values, rental yields have fallen to 5.1% for houses and 3.9% for units. A year ago gross rental yields were recorded at 5.8% for houses and 5.3% for units.

Darwin's performance over time

	Houses	Units
Median Price	\$575,000	\$404,000
Quarterly change	-4.3%	5.4%
12 months change	-0.1%	-4.9%
5 year total change	8.4%	5.9%
10 year total change	66.5%	51.4%

Median prices across NT



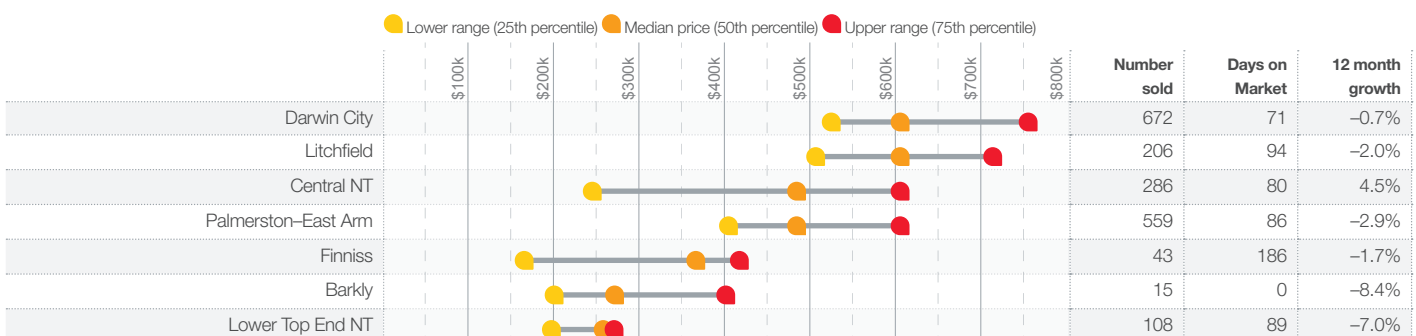
NT's best performers

Rank	Top Ranked Suburb	Rolling Median Price (12 months)	Number sold (12 months)	12 month change in median price
1	BAYVIEW	\$1,075,000	13	28.7%
2	DESERT SPRINGS	\$686,250	19	13.4%
3	GIRRAWEEEN	\$750,000	17	9.1%

Rank	Top Ranked Suburb	Rolling Median Price (12 months)	Number sold (12 months)	12 month change in median price
1	NIGHTCLIFF	\$505,000	69	9.8%
2	JOHNSTON	\$520,000	61	9.5%
3	COCONUT GROVE	\$446,500	46	7.6%

Source: CoreLogic

How NT regions compare



Disclaimers

LJ Hooker Disclaimer

This document is generated by our office to provide you with an indication of current property market trends. However, it is not intended to represent that we or any other member of the LJ Hooker Group (Group) is the listing or selling agent for any or all of the properties listed. We obtained the information from various third party sources; we have not independently checked the accuracy of that information and you should not rely on its accuracy without making your own investigations; to the maximum extent permitted by law the Group excludes all liability, loss or damage you might suffer or incur arising out of your reliance on this document. © LJ Hooker 2016.

CoreLogic Disclaimer

© 2016 Copyright CoreLogic Ltd, Local, State, and Commonwealth Governments. All rights reserved. No reproduction, distribution or transmission of the copyrighted materials in this publication is permitted whether in whole or in part.

In compiling this publication, RP Data Pty Ltd trading as CoreLogic has relied upon information supplied by a number of external sources. CoreLogic does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to CoreLogic for the supply of such information.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

South Australian Data

This information is based on data supplied by the South Australian Government and is published by permission. The South Australian Government does not accept any responsibility for the accuracy or completeness of the published information or suitability for any purpose of the published information or the underlying data.

New South Wales Data

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data is authorised as a Property Sales Information provider by the LPI.

Victorian Data

The State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Western Australian Data

Based on information provided by and with the permission of the Western Australian Land Information Authority (2014) trading as Landgate.

Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania <http://www.thelist.tas.gov.au>

Free property advice.

www.ljhooker.com.au/subscribe

eBooks | Magazines | Market Reports | Articles | Special Offers



Pay off your loan sooner.

Our offset loan makes property dreams happen.

- ✓ No application fee
- ✓ No valuation fee
- ✓ Fast loan approvals
- ✓ Premium online account features

Speak with your local property lending specialist today.


For more information visit
ljhookerhomeloans.com.au



LJ Hooker Home Loans

A valuation fee may apply in some cases. Please refer to your Property Lending Specialist for full details. Fees and charges apply to some LJ Hooker Home Loans Accelerator products. An annual account fee of \$198 applies to all Accelerator Off-set loans. Discount percentage shown is off our current standard Accelerator variable rate and applies to loans with principal and interest repayments and with a loan to value ratio \leq 80%. Owner-occupied loan purposes only. Discount shown is correct at time of publication and subject to change. Please refer to your LJ Hooker Home Loans Lending Specialist for current interest rate information. Your LJ Hooker Home Loans, ABN 34 106 564 765 (Australian Credit Licence (ACL) 380270), home loan portfolio will be serviced by Macquarie Securitisation Limited, ABN 16 003 297 336 (ACL 237863), on behalf of the lender Perpetual Limited ABN 86 000 431 827.



 **LJ Hooker**

If you're looking to sell, buy or rent, we can connect you with your local LJ Hooker office today.

Please call 1800 621 212 or visit [ljhooker.com.au](https://www.ljhooker.com.au)