

Housing Data export

Share dashboard

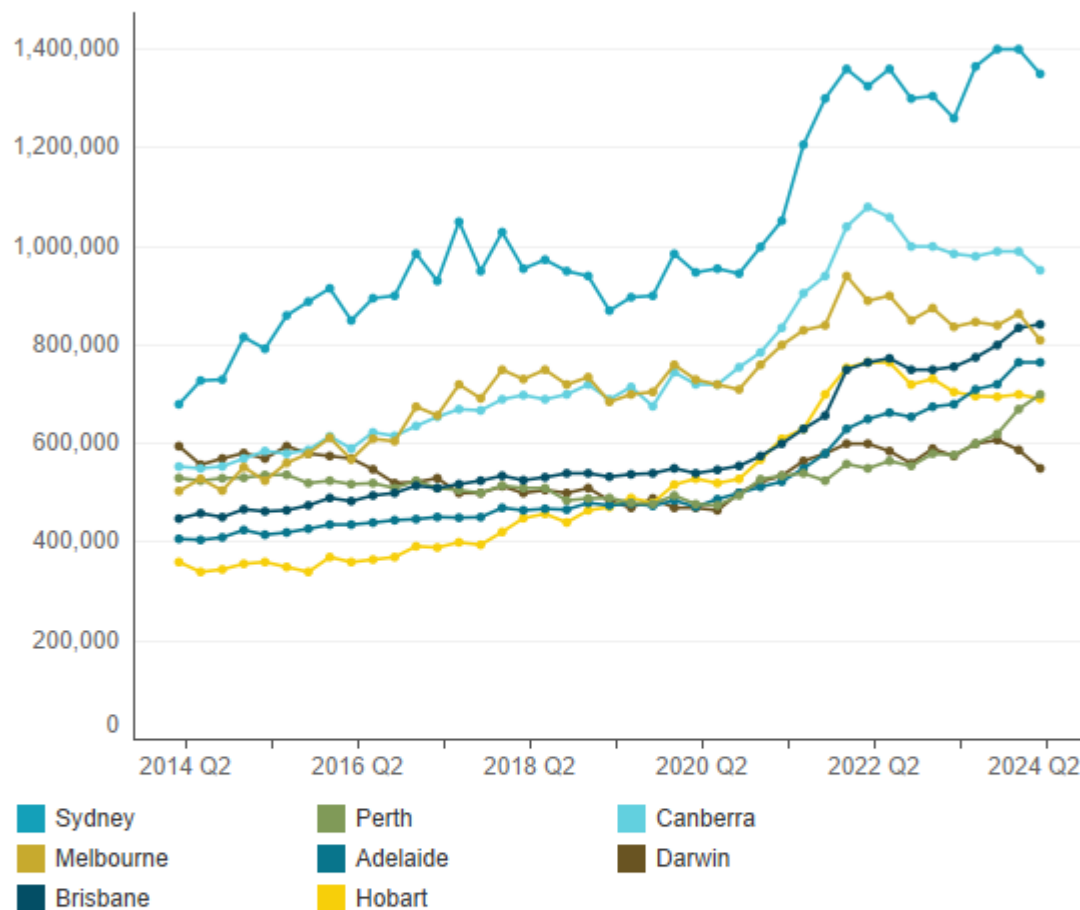
You can share the dashboard layout and global filter.

Use the URL below to share:

<https://www.housingdata.gov.au/dashboard/ymxqv5qo379eddp>

Residential property transfers - value and volume

**Median price (\$) (current) of residential property transfers,
Established housing, Capital city, 2014 Q1 to 2024 Q1
Australia only**



Property type:
● Established housing
○ Attached dwellings

Location:
● Capital city
○ Rest of state

Data type:
● Median price (\$) (current)
○ Number

Date range: 2014 Q1 to 2024 Q1

Source: ABS – Total Value of Dwellings

<https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/total-value-dwellings/latest-release>

Latest data: March 2024 (quarterly)

Residential property prices and the number of transfers are an indication of the health of the housing market, which is connect to the broader economy through housing construction, finance, consumer confidence, and GDP.

The Australian Bureau of Statistics (ABS) publishes the median price and the number of transfers of residential dwellings over time within the eight Greater Capital City Statistical Areas. The median price and number of transfers combines all established houses (houses on their own block of land) and attached dwellings (flats, units and apartments; and semi-detached, row and terrace houses). Only dwellings where the primary purpose is residential, regardless of ownership and tenure of occupants, are included.

The ABS publication also includes data on estimates of the total value of residential dwelling stock.

See ABS - Total Value of Dwellings for further information, including in-depth commentary and analysis, in particular, the data Quality Declaration. Source reference Data downloads, table 2.

Australian property value

Australian home value index – monthly values, Capital city regions,
month ending July 2024
Australia only

		Home value index change in value (year-on-year)	Median value (property)	Median rental value (per week)
Dwellings	Sydney	5.6%	\$1,174,867	\$720
	Melbourne	0.2%	\$781,949	\$570
	Brisbane	16.0%	\$873,987	\$620
	Perth	24.7%	\$773,335	\$650
	Adelaide	15.5%	\$776,597	\$570
	Hobart	-1.2%	\$646,863	\$520
	ACT	1.7%	\$870,910	\$610
	Darwin	2.3%	\$507,097	\$600
Houses	Sydney	6.1%	\$1,473,038	\$750
	Melbourne	0.1%	\$944,138	\$575
	Brisbane	15.2%	\$966,825	\$630
	Perth	24.7%	\$808,038	\$660
	Adelaide	15.1%	\$830,609	\$590
	Hobart	-2.0%	\$686,660	\$535
	ACT	3.0%	\$984,894	\$650
	Darwin	2.6%	\$588,327	\$650
Units	Sydney	4.3%	\$852,766	\$700
	Melbourne	0.4%	\$610,300	\$550
	Brisbane	19.6%	\$638,909	\$595
	Perth	24.5%	\$540,546	\$620
	Adelaide	18.5%	\$546,429	\$510
	Hobart	3.0%	\$536,318	\$470
	ACT	-2.8%	\$583,073	\$570
	Darwin	1.8%	\$367,487	\$540

Region:

- ☒ Capital city
☐ Rest of state

Source: CoreLogic® Home Property Value Index
<https://www.corelogic.com.au/our-data/corelogic-indices#methodology>
Latest data: July 2024 (monthly)

CoreLogic publishes daily and monthly residential value indices, including summary monthly movement data. The indices cover three broad housing types; detached houses, units and a combined units/houses index. The CoreLogic Home Value Index change in value is derived using the attributes of properties to more accurately analyse the value of movements across the Australian housing market. Median rental values are obtained from the CoreLogic Rental Value Index, which is based on advertised weekly rents.

Residential property sales data and value indices are also used in the following data dashboard menu options: Australian property sales by value, and Residential property price index change - capital cities (historic, discontinued) (the latter sourced from the Australian Bureau of Statistics publication which used data supplied by CoreLogic).

See the CoreLogic Indices Methodology and CoreLogic Indices FAQs for further information, including calculation methods for the Australian property indices.

© Copyright 2024. RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication, including any data, analytics, statistics and other information contained in this publication. All rights reserved.

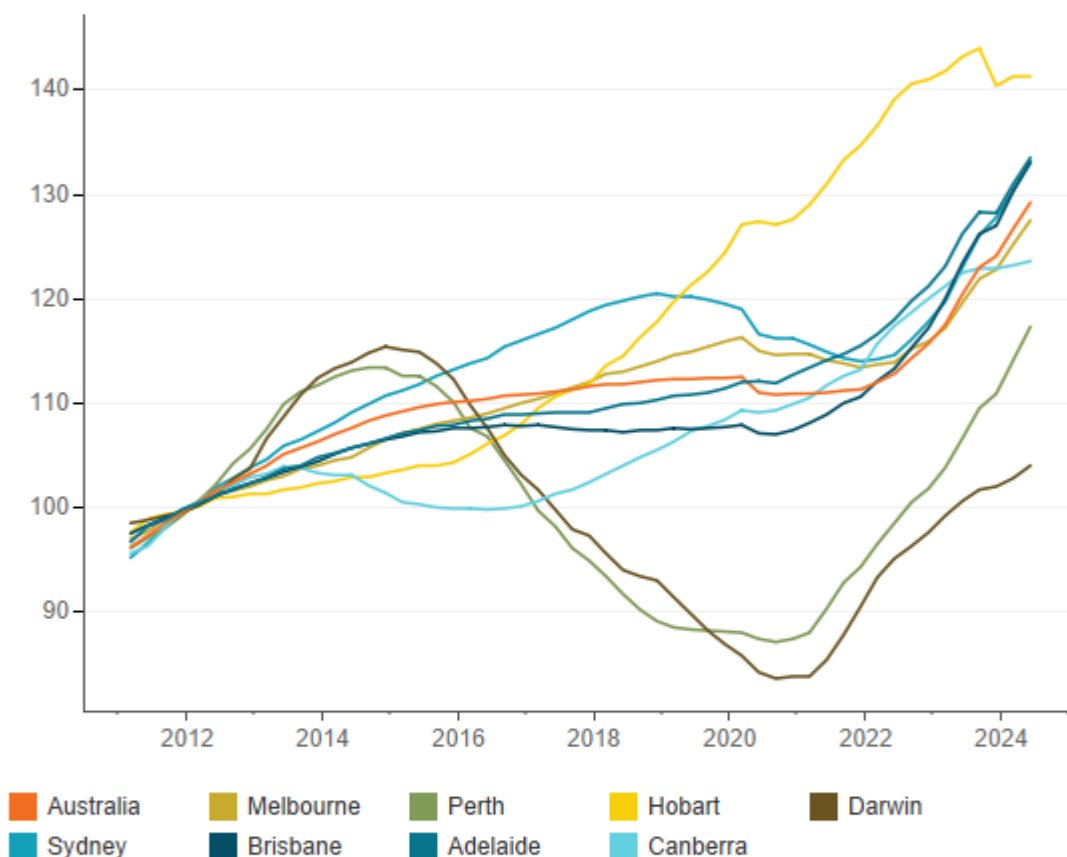
The data, information (including commentary), tools and calculators (including results and outputs) provided in this publication (together, Information) is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the Information is current, CoreLogic does not warrant the accuracy, currency or completeness of the Information and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Information.

Change in rental prices - CPI

Rent Consumer Price Index (CPI), index numbers, by greater capital city, 2011 Q1 to 2024 Q2
Queensland

The rents price index was **133.1** in
2024 Q2 in Brisbane



Data type:

- ☐ Quarterly change (%)
- ☐ Annual change (%)
- ☒ Index numbers

Date range:

2011 Q1 to 2024 Q2

Source: ABS - Consumer Price Index, Australia

<https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/latest-release>

Latest data: June 2024

The Australian Bureau of Statistics (ABS) publishes quarterly consumer price index (CPI) data, which measures household inflation and includes statistics about price changes for categories of household expenditure.

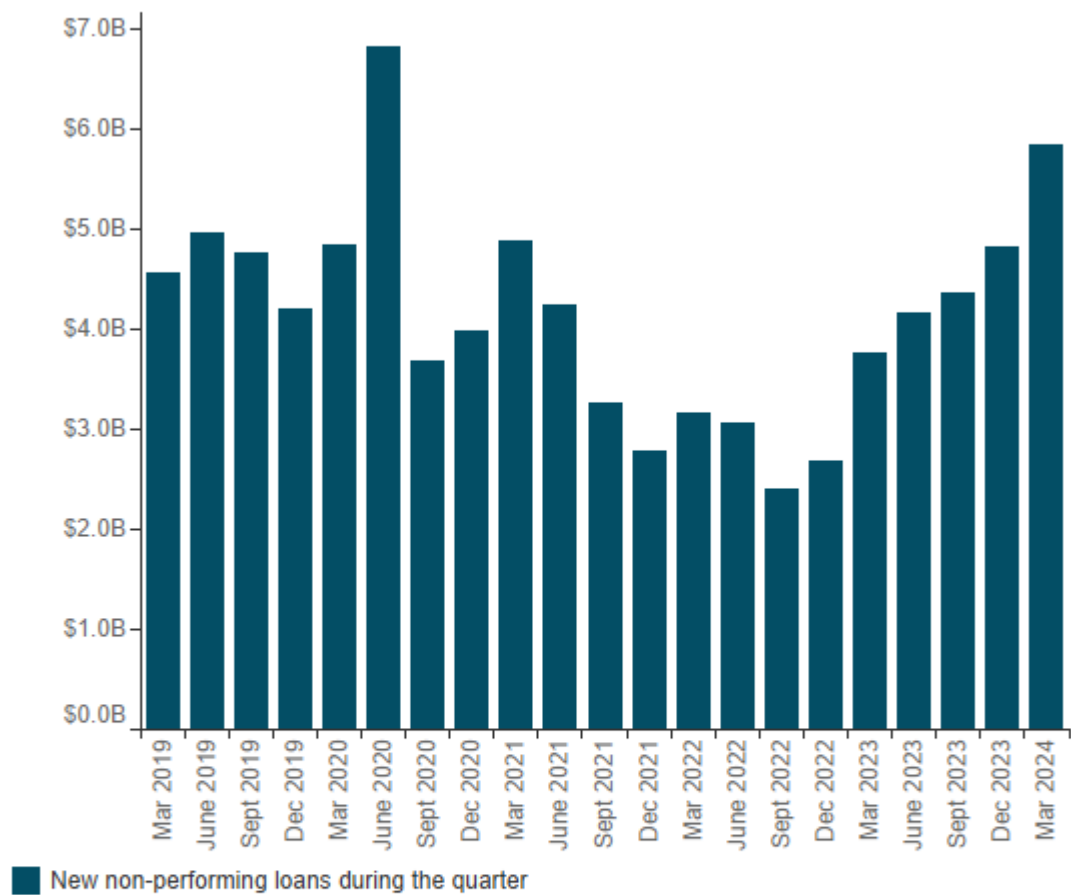
The Rents series in the CPI reflects changes to actual rents paid, rather than advertised rental prices. Data are derived from approximately 480,000 rental properties across all capital cities. The Rents series prior to July 2022 was measured using a survey of approximately 4,000 rental properties collected directly from real estate agents.

Data for advertised rental prices, sourced from CoreLogic, are included in the following dashboard menu option: Australian property value.

See ABS - Consumer Price Index, Australia for further information, including in-depth commentary and analysis, in particular the source data Quality Declaration. Source reference Data downloads, tables 9, 10, 11.

Non-performing residential property loans

New non-performing loans during the quarter (\$) (current prices),
March Quarter 2019 to March Quarter 2024
Australia only



Loan performance type:

New non-performing loans during the quarter

Note: Data for all categories and all time periods may not be made available by APRA, and consequently not presented in this dashboard

Source: APRA Quarterly Authorised Deposit-taking Institution Property Exposures Statistics

<https://www.apra.gov.au/quarterly-authorised-deposit-taking-institution-statistics>

Latest data: March 2024 (quarterly)

The Australian Prudential Regulation Authority's (APRA) Quarterly Authorised Deposit-taking Institution Property Exposures Statistics contains data on commercial and residential property exposures, including detail on risk indicators, loan serviceability characteristics and non-performing loans, since March 2019.

APRA is an independent statutory authority that supervises institutions across the banking, insurance and superannuation sectors and promotes financial stability in Australia.

The statistics available in the Quarterly Authorised Deposit-taking Institution Property Exposures Statistics publication are sourced from returns submitted to APRA under the Financial Sector (Collection of Data) Act 2001 by ADIs – ARF 223.0 Residential Mortgage Lending (Level 1 and Level 2). The publication includes statistics on residential term loans, and it uses statistics based on 'loans funded' where any portion of the funds are made available for the borrower to draw down, whether or not it is drawn down within that period.

Loans are categorised based on the predominant purpose of the funds. To be considered an owner-occupied loan, the funds must be used for a residential property that is occupied or to be occupied by the borrower(s) as their principal place of residence. This includes dwellings and residential land that are vacant while under construction but that the borrower intends to occupy as a principal place of residence; and part-time residences that are the borrower(s) principal place of residence. It excludes part-time residences that are not the borrower(s) principal place of residence. These are reported as investment loans.

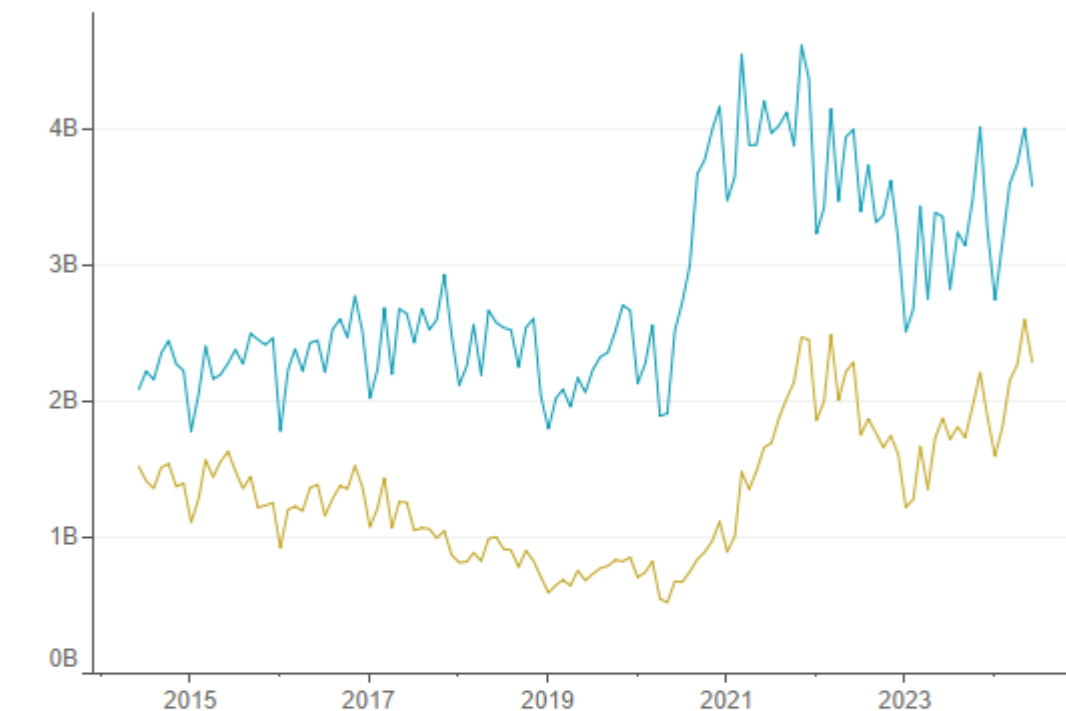
APRA data are also used in the following dashboard menu options: Monthly authorised deposit-taking institution statistics, Temporary loan repayment deferrals (historic, discontinued) and Monthly banking statistics (historic, discontinued).

See APRA – Quarterly authorised deposit-taking institution property exposures statistics for source data and further important interpretative information. Source reference Quarterly Authorised Deposit-taking Institution Property Exposures Statistics, Table 1b.

Lending commitments to households

New lending commitments to households (\$) (current prices), owner occupier and investor, total housing excluding refinancing, original, Jun-2014 to Jun-2024

Queensland



Owner occupier dwellings

Investment dwellings

Loan purpose:

Total housing excluding refinancing

Data type:

- ☐ Trend
- ☐ Seasonally adjusted
- ☒ Original

Unit:

- ☒ Value (current prices, \$)
- ☐ Number of commitments

Year:

Jun-2014 to Jun-2024

Data not available for all selections or time periods. See the source data for more information.

Source: ABS - Lending Indicators

<https://www.abs.gov.au/statistics/economy/finance/lending-indicators/latest-release>

Latest data: June 2024 (monthly)

New lending commitments to households shows the value of Australian housing finance, contributing to an understanding of the size of the market, growth in housing credit, assets of lending institutions, and household debt.

New lending commitments to households by significant lenders for the purposes of secured housing finance for owner occupation, purchase of investment dwellings and other personal finance are published in the Australian Bureau of Statistics (ABS) publication Lending Indicators.

A new lending commitment is defined as a firm offer to provide finance which has been accepted by the borrower and exists once the loan application has been approved and a loan contract or letter of offer has been issued to the borrower. The effects of normal seasonal variation and 'trading day effects' have been removed in the seasonal adjustment figures. To create trend estimates, the seasonally adjusted series is smoothed to reduce the impact of the irregular component of the seasonally adjusted series.

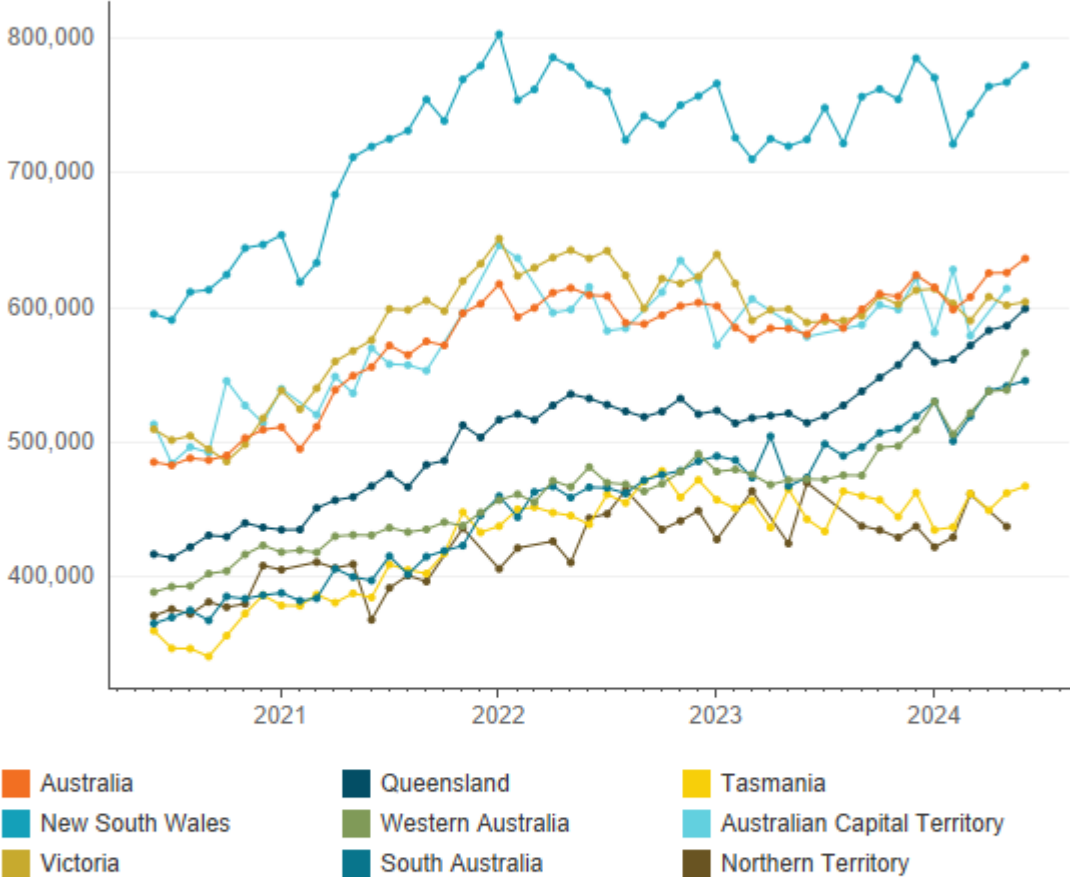
In the short term, the trend series measurement was significantly affected by disruption to regular lending patterns that has occurred during the COVID-19 period, for example as potential home buyers faced uncertainty about their job security. After monitoring the effects on lending patterns from COVID-19 and determining that there is sufficient certainty in the underlying trends in lending, the ABS has reinstated trend data for Lending Indicators commencing with the October 2022 issue. The ABS has also reverted to the concurrent adjustment method for seasonally adjusted data. This data has been reinstated for all the relevant series and through their entirety, including the COVID-19 period, except where it has been determined through a quality assessment that any series should remain suspended or partially suppressed.

ABS Lending Indicators data are also used in the following dashboard menu options: Lending commitments to first home buyers and Average loan sizes for dwellings.

See ABS - Lending Indicators for further information, including in-depth commentary and analysis, in particular the source data Quality Declaration. Source reference Data downloads, Housing Finance - Owner-occupiers, tables 3, 4, 5, 6, 7, 8, 9, 10, 11, 12; Housing Finance - Investors, tables 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22.

Average loan sizes for dwellings

Average loan size (\$) (current prices), owner occupier, original, by states and territories, Jun-2020 to Jun-2024
Australia



States and territories:
All

Year:
Jun-2020 to Jun-2024

Note: Please note that while the series graphed above are joined between the available data points, there may be missing data points in between which are not available for publication.

Source: ABS - Lending Indicators
<https://www.abs.gov.au/statistics/economy/finance/lending-indicators/latest-release>
Latest data: June 2024 (monthly)

Average loan sizes for owner-occupier dwellings shows the cost of new lending commitments by households. It gives context to Australian housing finance and contributes to an understanding of the size of the market, growth in average loan size, and household debt.

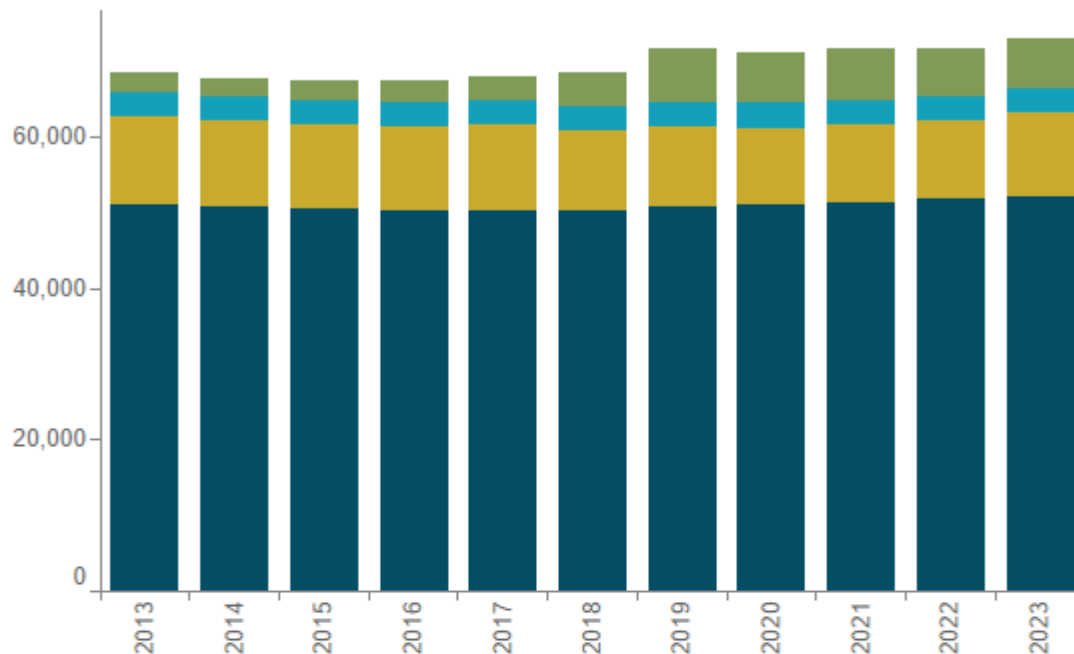
Average loan sizes for owner-occupied dwellings are published in the Australian Bureau of Statistics (ABS) publication Lending Indicators, and includes new lending commitments for construction and the purchase of new dwellings and existing dwellings, but excludes loans for land, alterations and additions. A new lending commitment is defined as a firm offer to provide finance which has been accepted by the borrower, and exists once the loan application has been approved and a loan contract or letter of offer has been issued to the borrower.

ABS Lending Indicators data are also used in the following dashboard menu options: Lending commitments to households and Lending commitments to first home buyers.

See ABS - Lending Indicators for further information, including in-depth commentary and analysis, in particular the source data Quality Declaration. Source reference web report figure titled Average loan sizes for owner-occupier dwellings (original), by state, Download table as csv file.

Dwellings, households and household occupants

Number of social housing households, by social housing program, at the end of June 2013 to 2023
Queensland



- Public housing
- Community housing
- SOMIH
- Indigenous community housing

Measure:
Households

Notes:

1. See data source for changes to scope and coverage over time, in particular results for the SOMIH program.
2. Data for the number of Newly allocated households in Indigenous community housing were unavailable.

Source: AIHW National Housing Assistance Data Repository

<https://www.aihw.gov.au/reports/housing-assistance/housing-assistance-in-australia>

Latest data: 2022–23 (annual)

Housing is essential for a person's health and well-being and plays a major role in the living standards of Australians. Social housing programs provide rental housing at below market rates to those who may otherwise struggle to find affordable housing. Monitoring of households over time in the main social housing programs provides information for planning analysis and policy purposes.

The Australian Institute of Health and Welfare (AIHW) National Housing Assistance Data Repository provides important information about dwellings, households, newly allocated households and the people living in social housing dwellings with data on the change over time in the number of social housing dwellings by state/territory.

The AIHW National Housing Assistance Data Repository includes national data on a range of housing assistance programs. Data for individual jurisdictions may not be comparable across reporting periods or with other social housing sectors. See the source data Quality Statement for important explanatory detail.

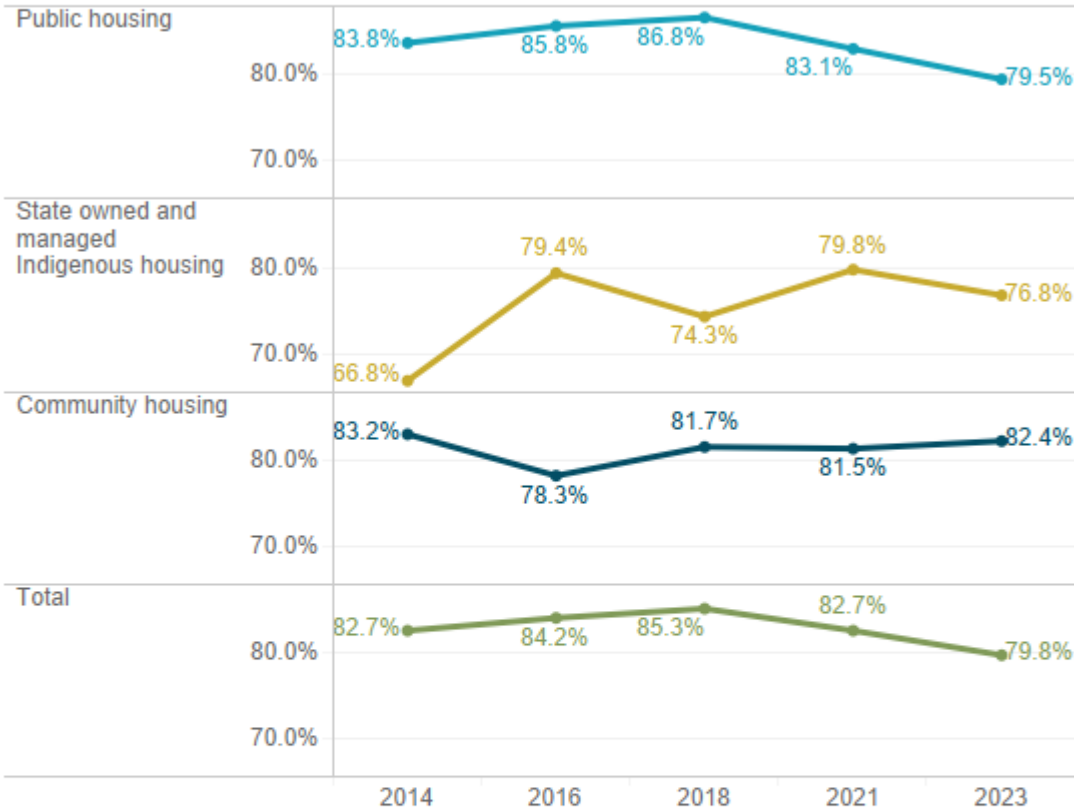
NHADR data are also used in the following dashboard menu options: Dwellings by Remoteness Areas, Wait lists, Suitability of social housing size, Financial assistance for housing and Dwellings and income units by Local Government Area.

See AIHW - National Housing Assistance Data Repository and AIHW - Housing Assistance in Australia for further information, including in-depth commentary and analysis and important data quality information.

Source reference Data tables: Social housing households 2024, tables Households.1, Households.10 and Occupants.1; Data tables: Social housing dwellings 2024, table Dwellings.2.

Tenant satisfaction with services

Social housing tenants 'satisfied' or 'very satisfied' with social housing services, by social housing program, 2014 to 2023
Queensland



Notes: Vic, WA and ACT do not have SOMIH programs and SOMIH in the NT is not covered by the NSHS. Community housing in NT is not in scope for the NSHS; Data not available for all amenities in all years.

Social housing program:

- ☒ Public housing
- ☒ State owned and managed Indigenous housing
- ☒ Community housing
- ☒ Total

Source: National Social Housing Survey, 2023
<https://www.aihw.gov.au/reports/housing-assistance/national-social-housing-survey-2023/data>
Latest data: 2023 (biennial)

Social housing programs provide rental housing at below market rates to those who may otherwise struggle to find affordable housing. The National Social Housing Survey (NSHS) provides insights into the experiences of social housing tenants. Overall satisfaction includes tenant satisfaction with both their home and their social housing provider.

The NSHS is managed by the Australian Institute of Health and Welfare and is conducted every two years. The survey provides information on social housing tenants, their housing histories, satisfaction with their social housing, satisfaction with the services and amenities provided, and information about their household's use of other health and community services. The survey began in 1996 with public housing tenants and has expanded to include community housing tenants (2001), state owned and managed Indigenous housing (SOMIH) (2005) and Indigenous community housing tenants in Queensland (2018). While there are methodological differences between survey cycles and data over time should be interpreted with caution, the adoption of more consistent survey instruments since 2012 has allowed greater comparability across both social housing programs and states and territories since this time.

NSHS data are also used in the following dashboard menu option: Housing amenities - tenant ratings.

See AIHW - National Social Housing Survey for further information, including in-depth commentary and analysis, in particular, the survey methodological report and data Quality Statement. Source reference table S1.1.