

# Housing Finance (ABS Cat No 5609.0)

Latest month: July 2017

Release date: 8 September 2017

Next release date: 12 October 2017

## Recent developments

The trend number of housing finance commitments in Tasmania was estimated to have increased by 0.2 per cent in July 2017 compared to the previous month and was 3.3 per cent higher than the level of one year earlier. Nationally, the estimated trend number increased by 0.6 per cent in July 2017 compared to the previous month and was 0.3 per cent higher than the level one year earlier (Table 1).

In Tasmania, the estimated number and value of housing finance commitments sharply increased during 2013, but fluctuated from late 2013 to late 2015. The number increased from March 2016, but growth has slowed since August 2016 (Chart 1).

From late 2012 to late 2014, the number of Tasmanian first home buyers increased significantly. After a decline offset part of this increase, the number generally increased in 2016. However, the number has eased since November 2016 (Chart 2).

The number of housing finance commitments by first home buyers in Tasmania decreased by 2.0 per cent, in original terms, in the year to July 2017 compared to the previous year. Nationally, the number increased by 2.6 per cent in the same period (Table 3). The share of total commitments accounted for by first home buyers in Tasmania in the year to July 2017 was 12.9 per cent. Nationally, the share of total commitments accounted for by first home buyers was 13.9 per cent in the same period.

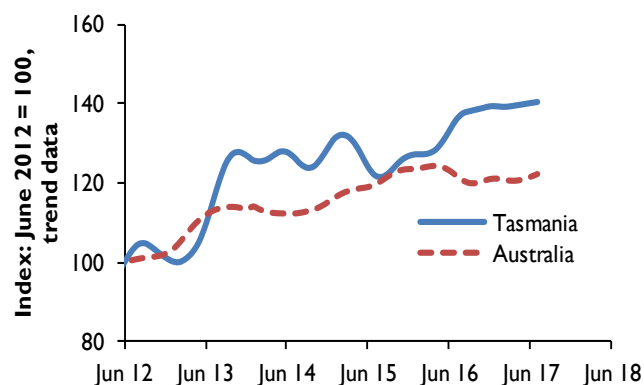
The estimated average new loan size, in year-average terms, increased by 0.3 per cent for first home buyers in Tasmania in the year to July 2017 compared to that of a year ago, while the average new loan size was 3.3 per cent higher for non-first home buyers in the same period.

**Table 1: Change in number of housing finance commitments by jurisdiction, July 2017, trend data**

Trend data	% change from previous month	% change from previous year
NSW	0.6	2.6
Vic	1.0	5.0
Qld	0.4	-1.5
SA	-1.4	-10.5
WA	0.0	-9.8
<b>Tas</b>	<b>0.2</b>	<b>3.3</b>
NT	-1.0	-5.4
ACT	1.0	8.8
<b>Aus</b>	<b>0.6</b>	<b>0.3</b>

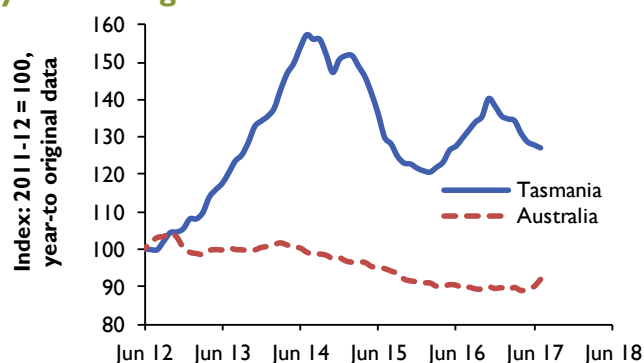
SOURCE: HOUSING FINANCE, ABS CAT NO 5609.0: TABLE 5

**Chart 1: Number of housing finance commitments, Tasmania and Australia, trend data**



SOURCE: HOUSING FINANCE, ABS CAT NO 5609.0: TABLE 5

**Chart 2: Number of first home buyer commitments, Tasmania and Australia, year-to original data**



SOURCE: HOUSING FINANCE, ABS CAT NO 5609.0: TABLES 9A, 9B

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**Table 2: Housing finance commitments, Tasmania and Australia**

	Tasmania				Australia			
	Jul 16	May 17	Jun 17	Jul 17	Jul 16	May 17	Jun 17	Jul 17
<b>Number of Housing Finance Commitments</b>								
<b>Trend</b>								
number	998	1 027	1 029	1 031	55 049	54 636	54 906	55 220
monthly change (%)	2.0	0.2	0.2	0.2	-1.0	0.3	0.5	0.6
annual change (%)	11.5	7.2	5.2	3.3	1.9	-2.5	-1.3	0.3
<b>Seasonally Adjusted</b>								
number	997	1 026	1 012	1 053	54 679	54 254	54 889	56 464
monthly change (%)	-0.1	4.8	-1.4	4.1	-3.8	1.3	1.2	2.9
annual change (%)	6.3	3.6	1.4	5.6	2.6	-3.5	-3.4	3.3
<b>Original (year-to total)</b>								
number	11 202	12 204	12 240	12 262	667 285	655 200	653 747	654 620
annual change (%)	-0.2	9.7	9.5	9.5	6.6	-1.8	-2.4	-1.9
<b>Nominal Value of Housing Finance Commitments</b>								
<b>Trend</b>								
nominal value (\$million)	235	240	242	244	19 968	20 525	20 686	20 838
monthly change (%)	2.7	0.7	0.7	0.9	-0.5	0.8	0.8	0.7
annual change (%)	19.6	8.5	5.8	3.9	2.2	1.9	3.0	4.4
<b>Seasonally Adjusted</b>								
nominal value (\$million)	238	245	240	246	19 815	20 658	20 777	20 964
monthly change (%)	2.2	6.9	-1.9	2.5	-3.2	2.8	0.6	0.9
annual change (%)	18.2	7.9	3.2	3.5	3.5	2.9	1.5	5.8
<b>Original (year-to total)</b>								
nominal value (\$million)	2 557	2 866	2 877	2 875	244 124	241 293	241 614	242 407
annual change (%)	5.7	14.9	13.6	12.5	16.2	-0.7	-1.3	-0.7

SOURCE: HOUSING FINANCE, ABS CAT NO 5609.0: TABLES 5, 7

**Table 3: Housing finance commitments by buyer type, Tasmania and Australia, original data**

Original data	Tasmania				Australia			
	Jul 16	May 17	Jun 17	Jul 17	Jul 16	May 17	Jun 17	Jul 17
<b>First Home Buyers</b>								
number, year-to total	1 620	1 607	1 597	1 587	88 941	88 641	89 326	91 230
annual change (%)	-0.1	1.8	0.3	-2.0	-5.5	-1.3	-0.4	2.6
share of total (%)	14.5	13.2	13.0	12.9	13.3	13.5	13.7	13.9
average new loan size (\$'000s)	237	238	238	237	320	319	319	319
annual change (%)	11.4	3.5	1.9	0.3	2.9	-0.6	-0.5	-0.3
<b>Non-First Home Buyers</b>								
number, year-to total	9 582	10 597	10 643	10 675	578 344	566 559	564 421	563 390
annual change (%)	-0.2	11.0	11.0	11.4	8.8	-1.8	-2.7	-2.6
share of total (%)	85.5	86.8	87.0	87.1	86.7	86.5	86.3	86.1
average new loan size (\$'000s)	227	234	234	234	373	376	377	378
annual change (%)	4.8	5.0	4.2	3.3	9.8	1.2	1.3	1.5

SOURCE: HOUSING FINANCE, ABS CAT NO 5609.0: TABLES 9A, 9B

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