

# Housing Finance (ABS Cat No 5609.0)

Latest month: April 2018

Release date: 12 June 2018

Next release date: 11 July 2018

## Recent developments

The trend number of housing finance commitments in Tasmania was estimated to have decreased by 0.2 per cent (two commitments) in April 2018 compared to the previous month but was 0.3 per cent higher than the level of one year earlier. Nationally, the estimated trend number decreased by 1.1 per cent in April 2018 compared to the previous month and was 3.7 per cent lower than the level one year earlier (Table 1).

In Tasmania, the estimated number and value of housing finance commitments sharply increased during 2013, then fluctuated to mid-2015 before increasing again in 2015-16. Total Tasmanian commitments have been comparatively steady over the past year (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 increased during 2016. However, the number eased from November 2016 to August 2017, but has seen steady improvement over recent months (Chart 2).

The number of housing finance commitments by first home buyers in Tasmania increased by 0.2 per cent, in original terms, in the year to April 2018 compared to the previous year. Nationally, the number increased by 26.7 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 April 2018 was 13.3 per cent. Nationally, the share of total commitments accounted for by first home buyers was 17.0 per cent in the same period.

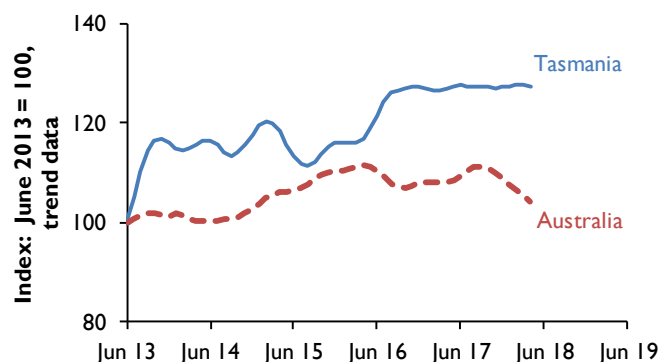
The estimated average new loan size, in year-average terms, increased by 5.6 per cent for first home buyers in Tasmania in the year to April 2018 compared to that of a year ago, while the average new loan size was 5.7 per cent higher for non-first home buyers in the same period.

**Table 1: Change in number of housing finance commitments by jurisdiction, April 2018, trend data**

Trend data	% change from previous month	% change from previous year
NSW	-0.7	-3.5
Vic	-1.1	1.8
Qld	-1.6	-6.5
SA	-0.9	-7.2
WA	-1.2	-12.7
<b>Tas</b>	<b>-0.2</b>	<b>0.3</b>
NT	-1.1	-13.1
ACT	-0.6	5.6
<b>Aus</b>	<b>-1.1</b>	<b>-3.7</b>

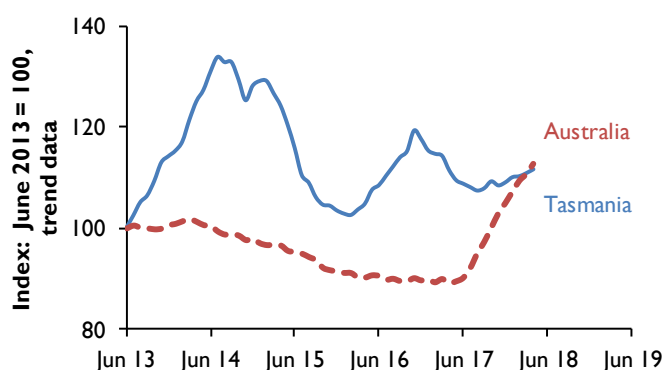
SOURCE: HOUSING FINANCE, ABS CAT NO 5609.0: TABLE 5

**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			
	Apr 17	Feb 18	Mar 18	Apr 18	Apr 17	Feb 18	Mar 18	Apr 18
<b>Number of Housing Finance Commitments</b>								
<b>Trend</b>								
number	1 022	1 026	1 027	1 025	54 582	53 751	53 148	52 588
monthly change (%)	0.3	0.1	0.1	-0.2	0.1	-1.2	-1.1	-1.1
annual change (%)	8.8	0.8	0.8	0.3	-3.0	-1.6	-2.5	-3.7
<b>Seasonally Adjusted</b>								
number	978	1 028	1 042	1 014	53 690	54 097	52 834	52 116
monthly change (%)	-9.1	1.3	1.4	-2.7	-2.0	-0.3	-2.3	-1.4
annual change (%)	2.8	1.1	-3.2	3.7	-6.1	-0.9	-3.6	-2.9
<b>Original (year-to total)</b>								
number	12 128	12 316	12 191	12 291	655 442	662 851	657 332	658 621
annual change (%)	10.1	3.4	-0.3	1.3	-0.5	0.2	-1.0	0.5
<b>Nominal Value of Housing Finance Commitments</b>								
<b>Trend</b>								
nominal value (\$million)	239	259	262	265	20 420	21 142	21 132	21 103
monthly change (%)	0.7	1.1	1.2	0.9	0.8	0.0	0.0	-0.1
annual change (%)	10.9	9.2	10.3	10.6	0.9	4.9	4.3	3.3
<b>Seasonally Adjusted</b>								
nominal value (\$million)	225	261	259	272	20 152	21 394	20 960	20 993
monthly change (%)	-9.5	4.0	-1.0	5.0	-0.8	1.2	-2.0	0.2
annual change (%)	1.9	9.5	3.9	20.6	-1.4	7.2	3.1	4.2
<b>Original (year-to total)</b>								
nominal value (\$million)	2 833	2 988	2 976	3 032	239 887	250 843	249 886	251 661
annual change (%)	14.9	7.9	4.2	7.0	0.2	4.3	3.2	4.9

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			
	Apr 17	Feb 18	Mar 18	Apr 18	Apr 17	Feb 18	Mar 18	Apr 18
<b>First Home Buyers</b>								
number, year-to total	1 636	1 619	1 628	1 639	88 274	108 504	109 862	111 872
annual change (%)	6.3	-3.9	-3.0	0.2	-1.2	22.7	23.3	26.7
share of total (%)	13.5	13.1	13.4	13.3	13.5	16.4	16.7	17.0
average new loan size	237	246	245	250	318	323	324	326
annual change (%)	3.2	3.2	3.0	5.6	-0.9	1.4	1.9	2.5
<b>Non-First Home Buyers</b>								
number, year-to total	10 492	10 697	10 563	10 652	567 168	554 347	547 470	546 749
annual change (%)	10.7	4.6	0.2	1.5	-0.4	-3.3	-4.8	-3.6
share of total (%)	86.5	86.9	86.6	86.7	86.5	83.6	83.3	83.0
average new loan size	233	242	244	246	373	390	391	394
annual change (%)	4.7	4.6	4.6	5.7	1.0	5.1	5.3	5.5

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

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