

Residential Property Price Indexes (ABS Cat No 6416.0)

Latest quarter: June quarter 2017

Release date: 19 September 2017

Next release date: 12 December 2017

Changes in house prices measured by this index are nominal house price movements. In isolation, this is not a measure of housing affordability, as this measure is not adjusted for relative changes in nominal wages or interest rates.

The capital city house price indexes measure price movements over time in each capital city, but they are not measures of the absolute difference in price levels between capital cities.

Established House Price Index (HPI)

The HPI measures price change for established detached houses within the eight capital cities over time. Established houses are defined as detached residential dwellings on their own block of land, including new houses sold as a house/land package.

The ABS estimated that the established house price index in Hobart increased by 2.0 per cent in the June quarter 2017 compared to the previous quarter. Nationally, established house prices increased by 1.9 per cent in the same period.

Compared to the previous quarter, Melbourne recorded the largest HPI increase of all jurisdictions (up 3.0 per cent) in the June quarter 2017, followed by Sydney (up 2.1 per cent), Hobart, Canberra (up 1.4 per cent), Brisbane (0.8 per cent) and Adelaide (up 0.5 per cent). In the same period, Darwin recorded the largest HPI decrease (down 1.1 per cent), followed by Perth (down 0.6 per cent).

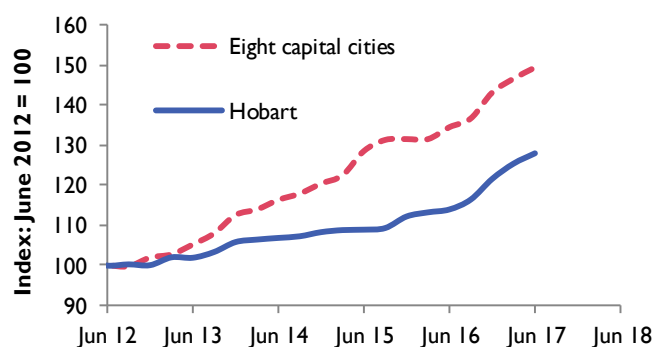
The ABS estimated that established home prices in Hobart and for the national weighted average have increased since late 2012, with a very sharp increase recorded nationally (Chart 1). The Hobart HPI is currently 12.2 per cent higher than the same period one year earlier. In the same period, the national weighted average HPI increased by 11.1 per cent, driven primarily by a strong increase in Melbourne (up 16.0 per cent) and Sydney (up 14.8 per cent).

Table 1: Quarterly growth in established house and residential property price indexes by capital city, June quarter 2017

Original data	% change from previous quarter		% change from previous year	
	Established House	Residential Property	Established House	Residential Price
Sydney	2.1	2.3	14.8	13.8
Melbourne	3.0	3.0	16.0	13.8
Brisbane	0.8	0.6	3.9	3.0
Adelaide	0.5	0.8	5.1	5.0
Perth	-0.6	-0.8	-2.8	-3.1
Hobart	2.0	1.8	12.2	12.4
Darwin	-1.1	-1.4	-4.7	-4.9
Canberra	1.4	1.3	9.0	7.9
Australia	1.9	1.9	11.1	10.2

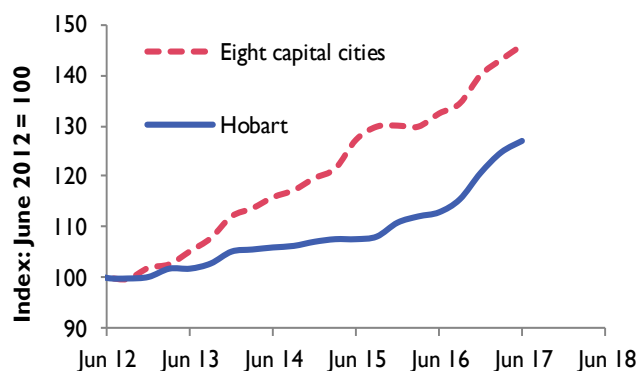
SOURCE: RESIDENTIAL PROPERTY PRICE INDEXES, ABS CAT NO 6416.0: TABLES 1, 2

Chart 1: Established house prices, Hobart and Australia



SOURCE: RESIDENTIAL PROPERTY PRICE INDEXES, ABS CAT NO 6416.0: TABLE 2

Chart 2: Residential property prices, Hobart and Australia



SOURCE: RESIDENTIAL PROPERTY PRICE INDEXES, ABS CAT NO 6416.0: TABLE 1

Residential Property Price Indexes (ABS Cat No 6416.0)

Latest quarter: **March quarter 2017**

Residential Property Price Index (RPPI)

The RPPI is an aggregation of the Established House Price Index and the Attached Dwellings Price Index (ADPI) and measures the price change in all residential dwellings within the eight capital cities over time. ADPI is a measure of the price change of attached dwellings, including flats, units and apartments and semi-detached, row and terrace houses.

The residential property price index in Hobart was estimated to have increased by 1.8 per cent in the June quarter 2017 compared to the previous quarter, while nationally, residential property prices were estimated to have increased by 1.9 per cent in the same period.

In other jurisdictions, the highest quarterly increase was recorded in Melbourne (up 3.0 per cent), followed by Sydney (up 2.3 per cent) (Table 1).

The ABS estimated that Perth and Darwin were the only jurisdictions recording a decrease in RPPI in the June quarter 2017 compared to the previous quarter (Table 1).

The residential property price index in Hobart in the June quarter 2017 was 12.4 per cent higher than the same period one year earlier. In the same period, the national weighted average of residential property price index was estimated to have increased by 10.2 per cent (Table 2).

Table 2: House price indexes, Hobart (Tasmania) and weighted average of capital cities (Australia)

	Tasmania				Australia			
	Jun 16	Dec 16	Mar 17	Jun 17	Jun 16	Dec 16	Mar 17	Jun 17
<i>Index: 2011-12 = 100</i>								
Established House								
Index in quarter	111.5	118.9	122.6	125.1	135.1	143.8	147.3	150.1
quarterly change (%)	0.6	4.4	3.1	2.0	2.3	4.7	2.4	1.9
change cf prev year (%)	4.6	8.3	10.6	12.2	4.6	8.9	11.5	11.1
Residential Property Price Index								
Index in quarter	110.9	118.5	122.5	124.7	133	140.6	143.7	146.5
quarterly change (%)	0.7	4.5	3.4	1.8	2.0	4.1	2.2	1.9
change cf prev year (%)	4.9	8.8	11.3	12.4	4.1	7.7	10.2	10.2

SOURCE: RESIDENTIAL PROPERTY PRICE INDEXES, ABS CAT NO 6416.0: TABLES 1, 2

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