

Housing Finance (ABS Cat No 5609.0)

Latest month: **October 2018**

Release date: **10 December 2018**

Next release date: **17 January 2019**

Recent developments

The trend number of housing finance commitments in Tasmania was estimated to have increased by 1.8 per cent (20 commitments) in October 2018 compared to the previous month and was 12.4 per cent higher than the level of one year earlier. Nationally, the estimated trend number decreased by 0.1 per cent in October 2018 compared to the previous month and was 6.9 per cent lower than the level one year earlier (Table 1).

In Tasmania, the estimated number of housing finance commitments has been comparatively steady since mid 2016, but has experienced strong growth since May 2018 (Chart 1).

From late 2012 to mid 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 again eased from November 2016 to August 2017, but has shown strong growth over the past six months (Chart 2).

The number of housing finance commitments by first home buyers in Tasmania increased by 17.0 per cent, in original terms, in the year to October 2018 compared to the previous year. Nationally, the number increased by 14.9 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 October 2018 was 14.7 per cent. Nationally, the share of total commitments accounted for by first home buyers was 17.8 per cent in the same period.

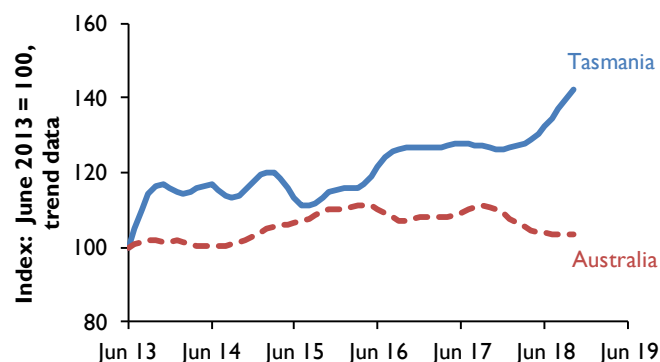
The estimated average new loan size, in year-average terms, increased by 8.9 per cent for first home buyers in Tasmania in the year to October 2018 compared to that of a year ago, and increased by 8.2 per cent for non-first home buyers in the same period.

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

Trend data	% change from previous month	% change from previous year
NSW	-0.6	-9.7
Vic	-0.6	-7.4
Qld	-0.4	-6.8
SA	0.5	0.0
WA	1.0	-8.6
Tas	1.8	12.4
NT	-2.9	-18.5
ACT	2.2	0.6
Aus	-0.1	-6.9

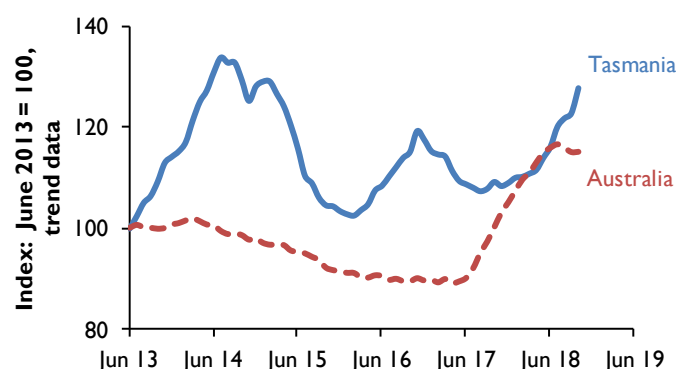
SOURCE: HOUSING FINANCE, ABS CAT NO 5609.0: TABLE 5

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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Latest month: October 2018

Table 2: Housing finance commitments, Tasmania and Australia

	Tasmania				Australia			
	Oct 17	Aug 18	Sep 18	Oct 18	Oct 17	Aug 18	Sep 18	Oct 18
Number of Housing Finance Commitments								
Trend								
number	1 020	1 105	1 126	1 146	56 059	52 299	52 225	52 171
monthly change (%)	-0.3	1.9	1.9	1.8	-0.3	-0.2	-0.1	-0.1
annual change (%)	0.1	7.8	10.1	12.4	3.6	-6.7	-7.1	-6.9
Seasonally Adjusted								
number	1 019	1 095	1 093	1 188	55 296	52 038	51 520	52 654
monthly change (%)	3.0	-2.8	-0.2	8.7	-1.7	-1.9	-1.0	2.2
annual change (%)	-2.0	4.3	10.5	16.6	2.0	-8.5	-8.4	-4.8
Original (year-to total)								
number	12 282	12 492	12 532	12 753	662 070	646 700	640 136	638 855
annual change (%)	5.3	1.4	2.3	3.8	-0.5	-1.8	-2.8	-3.5
Nominal Value of Housing Finance Commitments								
Trend								
nominal value (\$million)	251	288	292	295	21 092	20 438	20 216	20 006
monthly change (%)	0.5	1.4	1.4	1.1	0.3	-1.1	-1.1	-1.0
annual change (%)	4.8	16.4	17.1	17.8	6.0	-2.5	-3.9	-5.1
Seasonally Adjusted								
nominal value (\$million)	249	281	283	306	20 822	20 478	19 457	20 147
monthly change (%)	2.0	-5.2	0.7	8.0	-0.6	-3.6	-5.0	3.5
annual change (%)	3.4	9.2	16.1	22.9	4.7	-3.3	-7.1	-3.2
Original (year-to total)								
nominal value (\$million)	2 910	3 182	3 205	3 275	246 257	251 969	249 906	249 890
annual change (%)	8.5	9.7	10.9	12.5	1.6	3.1	2.2	1.5

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			
	Oct 17	Aug 18	Sep 18	Oct 18	Oct 17	Aug 18	Sep 18	Oct 18
First Home Buyers								
number, year-to total	1 604	1 789	1 804	1 877	99 202	114 736	113 882	113 941
annual change (%)	-5.2	13.4	13.9	17.0	11.9	21.9	18.1	14.9
share of total (%)	13.1	14.3	14.4	14.7	15.0	17.7	17.8	17.8
average new loan size	239	256	259	260	318	335	336	338
annual change (%)	-0.5	7.3	8.6	8.9	-0.3	4.8	5.5	6.0
Non-First Home Buyers								
number, year-to total	10 678	10 703	10 728	10 876	562 868	531 964	526 254	524 914
annual change (%)	7.1	-0.3	0.6	1.9	-2.4	-5.8	-6.3	-6.7
share of total (%)	86.9	85.7	85.6	85.3	85.0	82.3	82.2	82.2
average new loan size	237	254	255	256	381	402	402	403
annual change (%)	3.6	8.2	8.3	8.2	2.7	5.9	5.8	5.7

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

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