

# Australia as a Whole

From Residex Posted on 22nd November 2011 in ACT, Adelaide, Australian Property Market, Brisbane, Canberra, Capital Growth, Country, Darwin, Hobart, Melbourne, Metro, New South Wales, Perth, Predictions, Queensland, Real Estate Statistics, Rent, Research, Sales, South Australia, Sydney, Tasmania, Victoria, Western Australia

Houses											
Area	Median Value	Growth				Rent			Sales		Predictions
		10 Years % p.a.	Year Ending Oct 2011	Last Quarter	Last Month	Rate Month Ending Oct 2011	Month Ending Oct 2011	Year Change	Year Ending Oct 2011	Year Change	5 Year % p.a.
<b>ACT</b>	\$530,500	8.93%	-0.68%	-0.66%	-1.15%	4.57%	\$450	3.33%	5,994	-2.54%	3.45%
<b>Adelaide</b>	\$394,000	8.55%	-3.61%	-1.20%	-0.83%	4.37%	\$325	1.54%	18,468	0.15%	-0.21%
<b>SA Country</b>	\$252,500	8.40%	-2.12%	-3.57%	-1.36%	5.17%	\$230	8.70%	6,267	-1.86%	-0.30%
<b>Brisbane</b>	\$432,000	9.16%	-5.51%	-1.04%	-1.46%	4.59%	\$380	0.00%	28,795	-18.37%	2.95%
<b>QLD Country</b>	\$366,500	8.85%	-2.99%	-0.74%	-0.03%	5.41%	\$360	5.56%	30,399	-8.93%	2.46%
<b>Darwin</b>	\$496,500	10.34%	-4.03%	-0.51%	1.19%	5.57%	\$520	1.92%	1,427	-5.43%	3.36%
<b>Northern Territory</b>	\$472,000	10.38%	-2.89%	0.46%	1.14%	5.86%	\$510	3.92%	2,059	-5.77%	2.35%
<b>Hobart</b>	\$375,500	10.96%	-2.53%	-0.89%	-2.30%	4.65%	\$335	0.00%	1,765	-15.02%	3.89%
<b>TAS Country</b>	\$269,500	10.51%	-2.64%	0.74%	-0.18%	5.03%	\$250	4.00%	3,502	-9.53%	3.32%
<b>Melbourne</b>	\$574,500	8.18%	-4.36%	-2.04%	-0.93%	3.45%	\$370	2.70%	49,357	2.36%	1.60%
<b>VIC Country</b>	\$332,500	8.39%	2.78%	1.36%	1.81%	5.02%	\$290	10.34%	43,673	-4.94%	0.47%

<b>Perth</b>	\$465,500	9.76%	-4.93%	-1.20%	-0.36%	4.48%	\$370	8.11%	22,343	-11.72%	2.50%
<b>WA Country</b>	\$350,500	9.80%	0.44%	-2.03%	1.95%	4.91%	\$320	3.13%	5,443	-10.64%	2.13%
<b>Sydney</b>	\$657,000	5.25%	-1.63%	-2.60%	-1.65%	4.13%	\$500	4.00%	38,056	-9.39%	4.14%
<b>NSW Country</b>	\$334,000	6.53%	-3.11%	-1.82%	-1.19%	5.47%	\$320	9.38%	39,219	-6.75%	-0.47%
<b>Australia</b>	\$432,000	8.31%	-3.43%	-0.91%	-0.51%	4.53%	\$365	2.74%	295,340	-6.95%	2.75%

## Units

Area	Median Value	Growth				Rent			Sales		Predictions
		10 Years % p.a.	Year Ending Oct 2011	Last Quarter	Last Month	Rate Month Ending Oct 2011	Month Ending Oct 2011	Year Change	Year Ending Oct 2011	Year Change	5 Year % p.a.
<b>ACT</b>	\$422,000	9.46%	2.75%	-1.46%	-2.02%	5.19%	\$420	0.00%	3,415	15.88%	1.66%
<b>Adelaide</b>	\$312,000	9.82%	-1.08%	1.25%	0.56%	4.77%	\$270	5.56%	4,732	-7.83%	-1.04%
<b>SA Country</b>	\$231,000	7.71%	0.03%	-1.39%	1.23%	4.52%	\$190	5.26%	523	-15.37%	-2.10%
<b>Brisbane</b>	\$352,000	9.07%	-3.48%	-1.74%	-0.98%	5.19%	\$350	0.00%	10,191	-18.80%	-0.28%
<b>QLD Country</b>	\$315,000	8.16%	-8.30%	0.78%	0.19%	5.30%	\$310	3.23%	10,557	-22.61%	0.92%
<b>Darwin</b>	\$386,500	10.44%	-8.38%	-1.25%	-0.95%	6.05%	\$450	0.00%	755	-23.66%	2.60%
<b>Northern Territory</b>	\$377,000	10.52%	-7.38%	-1.38%	-1.22%	5.95%	\$430	0.00%	974	-21.96%	2.16%
<b>Hobart</b>	\$267,000	9.88%	-5.94%	-4.27%	-0.41%	5.47%	\$270	3.70%	573	-14.73%	3.70%

<b>TAS Country</b>	\$205,500	10.01%	-10.16%	-0.83%	-1.24%	5.59%	\$200	10.00%	483	-18.69%	3.30%
<b>Melbourne</b>	\$435,500	7.04%	-3.31%	-3.13%	-1.53%	4.31%	\$350	2.86%	28,111	-1.88%	2.53%
<b>VIC Country</b>	\$255,500	8.30%	1.79%	-2.15%	-1.65%	5.31%	\$230	13.04%	6,140	-11.71%	-0.44%
<b>Perth</b>	\$379,000	9.33%	-6.65%	-2.43%	-0.76%	4.82%	\$350	0.00%	5,161	-14.91%	-0.78%
<b>WA Country</b>	\$297,000	6.92%	-5.28%	-0.17%	-1.93%	5.27%	\$290	3.45%	554	-14.64%	0.42%
<b>Sydney</b>	\$485,500	5.05%	2.77%	-0.54%	0.42%	4.84%	\$440	2.27%	38,111	-5.22%	1.01%
<b>NSW Country</b>	\$302,500	6.98%	-0.39%	0.75%	0.49%	4.83%	\$260	7.69%	10,104	-11.67%	0.20%
<b>Australia</b>	\$394,500	6.62%	-1.57%	-0.98%	-0.52%	4.76%	\$355	1.41%	119,629	-8.94%	1.20%

*\*The results provided above are not subject to any future revision. Residex has developed technology which allows it to release statistics on the performance of the markets with proven high levels of accuracy with lower levels of data than is required for hedonic and stratified median results. This means Residex is able to release accurate results earlier than any other party in the market. The Residex method is unique and while it is based on a repeat sales technology it is not the usual method and therefore avoids the inherent problems in generally accepted hedonic, repeat sales and stratified median methods.*