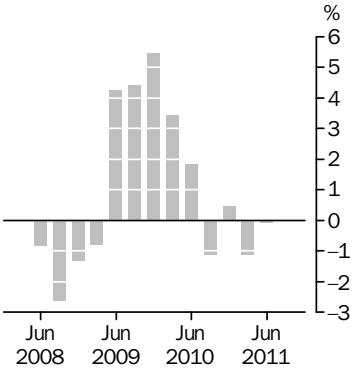
JUNE QUARTER 2011 6416.0

Australian Bureau of Statistics

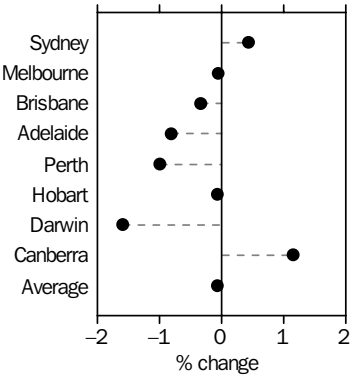
HOUSE PRICE INDEXES: EIGHT CAPITAL CITIES

EMBARGO: 11.30AM (CANBERRA TIME) TUES 2 AUG 2011

Established house prices
Weighted average of eight capital cities
Quarterly % change



Established house prices
Quarterly % change
June quarter 2011



KEY FIGURES

ESTABLISHED HOUSE PRICES	*Mar Qtr 11 to Jun Qtr 11* *% change*	*Jun Qtr 10 to Jun Qtr 11* *% change*
Weighted average of eight capital cities	**–0.1**	**–1.9**
Sydney	0.4	–0.7
Melbourne	–0.1	–2.0
Brisbane	–0.3	–3.6
Adelaide	–0.8	–2.1
Perth	–1.0	–4.1
Hobart	–0.1	2.8
Darwin	–1.6	–3.0
Canberra	1.1	2.2

KEY POINTS

ESTABLISHED HOUSE PRICES

QUARTERLY CHANGES

- Preliminary estimates show the price index for established houses for the weighted average of the eight capital cities decreased 0.1% in the June quarter 2011.
- The capital city indexes decreased in Perth (–1.0%), Adelaide (–0.8%), Brisbane (–0.3%), Melbourne (–0.1%), Darwin (–1.6%), and Hobart (–0.1%) and increased in Sydney (+0.4%) and Canberra (+1.1%).

ANNUAL CHANGES (JUNE QUARTER 2010 TO JUNE QUARTER 2011)

- Preliminary estimates show that the price index for established houses for the weighted average of the eight capital cities decreased 1.9% in the year to June quarter 2011.
- Annually, house prices decreased in Perth (–4.1%), Brisbane (–3.6%), Darwin (–3.0%), Adelaide (–2.1%), Melbourne (–2.0%), and Sydney (–0.7%), and increased in Hobart (+2.8%) and Canberra (+2.2%).

INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Toni Graham on Sydney (02) 9268 4163.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)	*RELEASE DATE*
September 2011	1 November 2011
December 2011	1 February 2012
March 2012	1 May 2012
June 2012	1 August 2012

CHANGES IN THIS ISSUE

There are no changes in this issue.

REVISIONS

Estimates for the two most recent quarters of the HPI series are preliminary and subject to revision (see paragraphs 15 to 19 of the Explanatory Notes).

IMPACT OF FLOODS

Collection of house price data was not impacted by the floods in Brisbane in January 2011. Preliminary data indicates a decrease in the number of transactions of established houses in Brisbane in the March quarter 2011. However, it is not possible to isolate the effect of flooding in parts of the Brisbane Statistical Division from an overall decrease in market activity. Leading indicator data is a combination of Valuers-General and financial institution data. The number of transactions in the March quarter 2011, based on Valuers-General data only, will be available in the September quarter 2011 publication. At that time, the final house price index result and the unstratified median house price for Brisbane for the March quarter 2011 will also be available. ABS price index compilation methodologies and quality assurance processes have ensured that any impact of the floods on house prices has been reflected in the data included in this publication.

ABBREVIATIONS

ABS	Australian Bureau of Statistics
ASGC	Australian Standard Geographical Classification
ASGS	Australian Statistical Geography Standard
CPI	Consumer Price Index
GCCSA	Greater Capital City Statistical Area
HPI	House Price Index
SD	statistical division
SEIFA	Socio-Economic Indexes for Areas
VGs	Valuers-General

Brian Pink
Australian Statistician

ANALYSIS

PRELIMINARY:
June Quarter 2011
(–0.1%)

The preliminary price index for established houses for the weighted average of the eight capital cities decreased 0.1% in the June quarter 2011. Through the year to the June quarter 2011, the index decreased 1.9%. This was the largest through the year decrease since the March quarter 2009 (–5.5%).

The negative movement in the June quarter 2011 was the result of decreases in Perth (–1.0%), Adelaide (–0.8%), Brisbane (–0.3%), Melbourne (–0.1%), Darwin (–1.6%), and Hobart (–0.1%). These decreases were offset by increases in Sydney (+0.4%) and Canberra (+1.1%).

The preliminary estimate for Perth (–1.0%) followed decreases in the June and September quarters 2010, a stable result in the December quarter 2010, and a decrease in the March quarter 2011. Through the year to the June quarter 2011, the index decreased 4.1%, which was the largest through the year decrease since the March quarter 2009 (–7.0%). Median prices decreased in almost all clusters in the June quarter 2011.

In contrast, the preliminary estimate for Sydney (+0.4%) was the first increase in the index since the June quarter 2010. Decreases in the subsequent quarters resulted in a through the year decrease of 0.7%. This was the first through the year decrease since the June quarter 2009 (–0.8%). Most of the positive contributions to the capital city quarterly increase were concentrated in clusters with median prices between $600 000 and $1 500 000.

REVISED:
March Quarter 2011
(–1.1%)

The preliminary price index for established houses for the weighted average of the eight capital cities decreased 1.1% in the March quarter 2011. This was revised from a preliminary estimated decrease of 1.7%. The through the year movement has been revised from an estimated decrease of 0.2% to an estimate of no change (0.0%).

The negative movement in the March quarter 2011 was the result of decreases in Melbourne (–1.6%, revised from –2.5%), Sydney (–0.6%, revised from –1.8%), Brisbane (–1.8%, revised from –2.5%), Adelaide (–1.6%, revised from –1.0%), Perth (–0.5%, revised from +0.5%), Darwin (–1.6%, revised from –1.0%), and Hobart (–0.7%, revised from +0.4%). The preliminary result for Canberra (+0.1%, revised from –0.4%) was the only positive movement in the March quarter 2011.

The preliminary estimate for Melbourne was revised from a decrease of 2.5% to a decrease of 1.6%. Through the year to the March quarter 2011, the index increased 0.9%, revised from an increase of 1.1%. Median prices decreased in almost all clusters in the March quarter 2011.

The preliminary estimate for Sydney was revised from a decrease of 1.8% to a decrease of 0.6%. Through the year to the March quarter 2011, the index increased 1.6%, revised from an increase of 0.8%. In the March quarter 2011, median prices in some clusters increased while others decreased. As more data became available, the additional observations for the March quarter 2011 resulted in smaller median price decreases across some clusters.

March Quarter 2011 (–1.1%) continued

The preliminary estimate for Brisbane was revised from a decrease of 2.5% to a decrease of 1.8%. This was the largest decrease in the index since the December quarter 2008 (–1.8%). The through the year decrease of 3.0% was the largest since the March quarter 2009 (–4.9%). Some areas of the Brisbane Statistical Division were affected by flooding in January 2011. Some clusters were expected to be impacted more than others, however, consistent median price decreases were observed across almost all clusters. Additional data confirmed preliminary observations that sales activity decreased in the March quarter 2011 across almost all clusters.

FINAL:

December Quarter 2010 (+0.5%)

The movement in the established house price index for the weighted average of the eight capital cities for the December quarter 2010 was revised from a second preliminary estimated increase of 0.8% to a final estimated increase of 0.5%. The movement in the index through the year to the December quarter 2010 was revised from an estimated increase of 5.0% to an increase of 4.6%.

The positive movement in the December quarter 2010 was the result of increases in Melbourne (+1.5%, revised from +2.6%), Adelaide (+0.6%, revised from +0.4%), Hobart (+3.4%, revised from +2.5%), Canberra (+0.7%, revised from +1.6%), and Darwin (+0.6%, revised from +0.4%). These increases were offset by decreases in Sydney (–0.3%, revised from +0.2%) and Brisbane (–0.1%, revised from +0.1%). Perth showed no quarterly movement in the December quarter 2010 (revised from –0.9%).

The revision to the second estimate for Melbourne (from +2.6% to +1.5%) was the main contributor to the revision to the weighted average of the eight capital cities second estimate.

ABS HOUSE PRICE INDEX METHODOLOGY

The ABS uses a stratification approach to control for compositional change in the sample of houses used to compile the House Price Indexes each quarter. This approach stratifies (clusters) houses according to two characteristics: the long-term level of prices for the suburb in which the house is located, and the neighbourhood characteristics of the suburb, as represented by the ABS Socio-Economic Indexes for Areas (SEIFA).

Each cluster of houses in a capital city contributes a proportion of the total value of the housing stock in that capital city. The proportion of the total value is referred to as the cluster's weight. Some clusters have a large weight; some have a small weight.

Each quarter, the clusters are re-valued by applying a price relative which is derived by comparing the current median price of the cluster to the previous median price of the cluster. The current period values of each cluster are then summed to derive the current value of the total housing stock in the capital city. Index numbers are subsequently derived from the total values.

Thus the movement of a particular index is determined by both the movements of the median prices of the clusters and the weights of the clusters in the index structure.

Low numbers of price observations can affect the reliability of the cluster medians, and therefore index movements.

For more detailed information, please refer to the Explanatory Notes in this issue, or to *Information Paper: House Price Indexes: Concepts, Sources and Methods* (cat. no. 6464.0).

LIST OF TABLES

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HOUSE PRICE INDEXES

ADDITIONAL TABLE AVAILABLE ON ABS WEBSITE

1 ESTABLISHED HOUSE PRICE INDEX NUMBERS(a)

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Weighted average of eight capital cities
2008–09	98.0	139.0	139.8	146.9	184.0	141.4	190.1	123.2	126.1
2009–10	111.7	166.7	151.7	158.0	202.5	155.3	216.6	141.6	143.5
2010–11	p116.6	p174.5	p150.5	p161.4	p201.7	p159.8	p220.8	p148.2	p147.8
2007									
December	103.1	141.3	141.3	143.7	197.6	144.8	177.3	128.2	130.1
2008									
March	102.5	143.6	145.4	148.2	195.3	141.9	174.8	129.1	131.0
June	101.1	143.2	146.1	147.0	190.8	143.1	177.7	126.7	129.9
September	98.8	138.5	140.5	146.9	186.6	139.7	181.9	122.3	126.5
December	97.2	137.0	138.0	146.6	182.4	141.0	188.5	121.9	124.8
2009									
March	95.6	136.3	138.3	145.1	181.6	140.0	192.6	122.2	123.8
June	100.3	144.3	142.2	149.0	185.3	145.0	197.5	126.4	129.1
September	104.8	153.6	146.7	151.8	191.0	147.9	204.2	131.9	134.8
December	110.6	163.7	151.9	157.6	202.0	156.8	218.5	140.6	142.2
2010									
March	114.2	172.2	153.8	159.7	208.7	160.1	220.2	147.2	147.1
June	117.3	177.2	154.3	162.8	208.3	156.2	223.6	146.6	149.8
September	117.0	174.0	152.0	162.3	202.8	156.4	222.4	147.0	148.1
December	r116.7	r176.6	r151.9	r163.3	r202.7	r161.7	r223.8	r148.0	r148.8
2011									
March	p116.0	p173.8	p149.2	p160.7	p201.7	p160.6	p220.3	p148.1	p147.1
June	p116.5	p173.7	p148.7	p159.4	p199.7	p160.5	p216.8	p149.8	p147.0

p preliminary figure or series subject to revision
r revised

(a) Reference base of each index: 2003–04 = 100.0.

2 ESTABLISHED HOUSE PRICE INDEXES, Percentage Changes

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Weighted average of eight capital cities
PERCENTAGE CHANGE (from previous financial year)									
2008–09	–3.8	–0.6	–1.4	2.4	–5.5	–0.6	8.5	–3.1	–2.2
2009–10	14.0	19.9	8.5	7.6	10.1	9.8	13.9	14.9	13.8
2010–11	p4.4	p4.7	p–0.8	p2.2	p–0.4	p2.9	p1.9	p4.7	p3.0
PERCENTAGE CHANGE (from corresponding quarter of previous year)									
2007									
December	8.8	23.1	22.2	22.2	1.4	12.1	11.0	14.7	14.0
2008									
March	8.4	23.1	20.8	23.8	–0.3	6.9	6.3	13.7	13.5
June	3.0	14.5	14.1	15.8	–0.7	5.7	6.9	6.9	8.0
September	–1.9	5.3	4.6	9.1	–4.6	0.5	6.5	–1.8	1.4
December	–5.7	–3.0	–2.3	2.0	–7.7	–2.6	6.3	–4.9	–4.1
2009									
March	–6.7	–5.1	–4.9	–2.1	–7.0	–1.3	10.2	–5.3	–5.5
June	–0.8	0.8	–2.7	1.4	–2.9	1.3	11.1	–0.2	–0.6
September	6.1	10.9	4.4	3.3	2.4	5.9	12.3	7.8	6.6
December	13.8	19.5	10.1	7.5	10.7	11.2	15.9	15.3	13.9
2010									
March	19.5	26.3	11.2	10.1	14.9	14.4	14.3	20.5	18.8
June	16.9	22.8	8.5	9.3	12.4	7.7	13.2	16.0	16.0
September	11.6	13.3	3.6	6.9	6.2	5.7	8.9	11.4	9.9
December	r5.5	r7.9	r0.0	r3.6	r0.3	r3.1	r2.4	r5.3	r4.6
2011									
March	p1.6	p0.9	p–3.0	p0.6	p–3.4	p0.3	p0.0	p0.6	p0.0
June	p–0.7	p–2.0	p–3.6	p–2.1	p–4.1	p2.8	p–3.0	p2.2	p–1.9
PERCENTAGE CHANGE (from previous quarter)									
2007									
December	2.4	7.5	5.2	6.8	1.1	4.2	3.8	3.0	4.2
2008									
March	–0.6	1.6	2.9	3.1	–1.2	–2.0	–1.4	0.7	0.7
June	–1.4	–0.3	0.5	–0.8	–2.3	0.8	1.7	–1.9	–0.8
September	–2.3	–3.3	–3.8	–0.1	–2.2	–2.4	2.4	–3.5	–2.6
December	–1.6	–1.1	–1.8	–0.2	–2.3	0.9	3.6	–0.3	–1.3
2009									
March	–1.6	–0.5	0.2	–1.0	–0.4	–0.7	2.2	0.2	–0.8
June	4.9	5.9	2.8	2.7	2.0	3.6	2.5	3.4	4.3
September	4.5	6.4	3.2	1.9	3.1	2.0	3.4	4.4	4.4
December	5.5	6.6	3.5	3.8	5.8	6.0	7.0	6.6	5.5
2010									
March	3.3	5.2	1.3	1.3	3.3	2.1	0.8	4.7	3.4
June	2.7	2.9	0.3	1.9	–0.2	–2.4	1.5	–0.4	1.8
September	–0.3	–1.8	–1.5	–0.3	–2.6	0.1	–0.5	0.3	–1.1
December	r–0.3	r1.5	r–0.1	r0.6	r0.0	r3.4	r0.6	r0.7	r0.5
2011									
March	p–0.6	p–1.6	p–1.8	p–1.6	p–0.5	p–0.7	p–1.6	p0.1	p–1.1
June	p0.4	p–0.1	p–0.3	p–0.8	p–1.0	p–0.1	p–1.6	p1.1	p–0.1

p preliminary figure or series subject to revision r revised

3 PROJECT HOME PRICE INDEX NUMBERS(a)

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Weighted average of eight capital cities
2008–09	117.1	112.8	128.4	120.4	153.4	129.9	152.8	118.6	123.2
2009–10	121.4	118.6	129.9	123.3	156.0	135.9	157.2	121.4	127.2
2010–11	124.9	122.3	132.8	125.4	159.9	140.4	162.5	124.6	130.7
2007									
December	110.9	110.4	120.6	112.1	148.3	126.5	144.1	112.1	117.8
2008									
March	113.2	112.9	122.8	114.9	148.8	126.7	145.4	112.5	119.9
June	114.8	113.3	124.6	116.6	150.0	128.4	146.7	113.9	121.1
September	115.9	114.0	127.5	119.0	152.5	129.7	149.2	118.3	122.8
December	116.7	112.4	128.9	120.6	154.0	129.7	151.9	118.2	123.1
2009									
March	116.7	111.1	127.9	120.7	153.4	129.7	154.2	118.2	122.5
June	119.1	113.5	129.1	121.3	153.6	130.4	155.9	119.6	124.3
September	119.9	117.2	129.2	122.3	154.1	135.2	156.2	120.8	125.9
December	120.9	118.3	129.2	122.7	154.5	135.4	156.6	120.8	126.6
2010									
March	122.1	118.9	130.3	123.8	156.6	136.3	157.8	121.2	127.7
June	122.6	120.1	130.8	124.3	158.6	136.8	158.3	122.9	128.6
September	122.8	120.7	131.3	124.8	159.2	140.3	160.1	124.1	129.2
December	124.3	121.6	132.5	125.1	159.6	140.3	162.6	124.1	130.2
2011									
March	125.6	123.2	133.2	126.0	160.0	140.5	163.3	125.1	131.3
June	127.0	123.7	134.1	125.7	160.6	140.6	163.9	125.1	132.1

(a) Reference base of each index: 2003–04 = 100.0.

4 PROJECT HOME PRICE INDEXES, Percentage Changes

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Weighted average of eight capital cities
PERCENTAGE CHANGE (from previous financial year)									
2008–09	4.3	1.4	5.9	5.8	3.2	2.5	5.6	5.5	3.7
2009–10	3.7	5.1	1.2	2.4	1.7	4.6	2.9	2.4	3.2
2010–11	2.9	3.1	2.2	1.7	2.5	3.3	3.4	2.6	2.8
PERCENTAGE CHANGE (from corresponding quarter of previous year)									
2007									
December	3.1	4.3	10.0	3.9	3.5	6.2	6.1	3.5	4.6
2008									
March	4.7	6.0	8.3	6.5	2.8	5.6	5.6	3.5	5.5
June	5.4	5.8	7.9	6.0	2.5	4.3	5.8	4.4	5.4
September	5.1	5.4	9.1	6.8	3.3	3.6	4.6	6.7	5.7
December	5.2	1.8	6.9	7.6	3.8	2.5	5.4	5.4	4.5
2009									
March	3.1	–1.6	4.2	5.0	3.1	2.4	6.1	5.1	2.2
June	3.7	0.2	3.6	4.0	2.4	1.6	6.3	5.0	2.6
September	3.5	2.8	1.3	2.8	1.0	4.2	4.7	2.1	2.5
December	3.6	5.2	0.2	1.7	0.3	4.4	3.1	2.2	2.8
2010									
March	4.6	7.0	1.9	2.6	2.1	5.1	2.3	2.5	4.2
June	2.9	5.8	1.3	2.5	3.3	4.9	1.5	2.8	3.5
September	2.4	3.0	1.6	2.0	3.3	3.8	2.5	2.7	2.6
December	2.8	2.8	2.6	2.0	3.3	3.6	3.8	2.7	2.8
2011									
March	2.9	3.6	2.2	1.8	2.2	3.1	3.5	3.2	2.8
June	3.6	3.0	2.5	1.1	1.3	2.8	3.5	1.8	2.7
PERCENTAGE CHANGE (from previous quarter)									
2007									
December	0.5	2.0	3.2	0.6	0.5	1.0	1.1	1.1	1.4
2008									
March	2.1	2.3	1.8	2.5	0.3	0.2	0.9	0.4	1.8
June	1.4	0.4	1.5	1.5	0.8	1.3	0.9	1.2	1.0
September	1.0	0.6	2.3	2.1	1.7	1.0	1.7	3.9	1.4
December	0.7	–1.4	1.1	1.3	1.0	0.0	1.8	–0.1	0.2
2009									
March	0.0	–1.2	–0.8	0.1	–0.4	0.0	1.5	0.0	–0.5
June	2.1	2.2	0.9	0.5	0.1	0.5	1.1	1.2	1.5
September	0.7	3.3	0.1	0.8	0.3	3.7	0.2	1.0	1.3
December	0.8	0.9	0.0	0.3	0.3	0.1	0.3	0.0	0.6
2010									
March	1.0	0.5	0.9	0.9	1.4	0.7	0.8	0.3	0.9
June	0.4	1.0	0.4	0.4	1.3	0.4	0.3	1.4	0.7
September	0.2	0.5	0.4	0.4	0.4	2.6	1.1	1.0	0.5
December	1.2	0.7	0.9	0.2	0.3	0.0	1.6	0.0	0.8
2011									
March	1.0	1.3	0.5	0.7	0.3	0.1	0.4	0.8	0.8
June	1.1	0.4	0.7	–0.2	0.4	0.1	0.4	0.0	0.6

5 SELECTED HOUSING PRICE INDEX NUMBERS(a), Australia

Period	*Established houses*(b)	*Project homes*(b)	*Materials used in house building*(c)	*Construction industry total hourly rates of pay*	*National accounts private housing investment*(b)
2008–09	126.1	123.2	120.7	126.7	125.2
2009–10	143.5	127.2	121.9	130.8	128.9
2010–11	p147.8	130.7	124.5	nya	nya
2007					
December	130.1	117.8	112.4	120.5	119.0
2008					
March	131.0	119.9	113.8	121.3	121.0
June	129.9	121.1	115.5	123.2	122.6
September	126.5	122.8	118.6	124.9	124.2
December	124.8	123.1	120.1	125.9	125.4
2009					
March	123.8	122.5	121.7	127.2	125.4
June	129.1	124.3	122.2	128.7	125.9
September	134.8	125.9	121.3	129.4	127.3
December	142.2	126.6	121.3	130.2	128.4
2010					
March	147.1	127.7	121.7	131.0	129.3
June	149.8	128.6	123.1	132.4	130.4
September	148.1	129.2	123.5	134.1	r131.2
December	r148.8	130.2	124.2	135.4	r132.0
2011					
March	p147.1	131.3	124.3	136.5	132.9
June	p147.0	132.1	125.8	nya	nya

nya not yet available
p preliminary figure or series subject to revision
r revised
(a) Reference base of each index: 2003–04 = 100.0.
(b) Weighted average of eight capital cities.
(c) Weighted average of six capital cities.

6 SELECTED HOUSING PRICE INDEX NUMBERS, Australia—Percentage Changes

Period	*Established houses*(a)	*Project homes*(a)	*Materials used in house building*(b)	*Construction industry total hourly rates of pay*	*National accounts private housing investment*(a)
	PERCENTAGE CHANGE (from previous financial year)				
2008–09	–2.2	3.7	6.5	4.6	4.3
2009–10	13.8	3.2	1.0	3.2	3.0
2010–11	p3.0	2.8	2.1	nya	nya
	PERCENTAGE CHANGE (from corresponding quarter of previous year)				
2007					
December	14.0	4.6	2.8	4.4	4.8
2008					
March	13.5	5.5	3.6	4.1	5.5
June	8.0	5.4	4.5	4.7	5.6
September	1.4	5.7	6.5	4.7	5.8
December	–4.1	4.5	6.9	4.5	5.4
2009					
March	–5.5	2.2	6.9	4.9	3.6
June	–0.6	2.6	5.8	4.5	2.7
September	6.6	2.5	2.3	3.6	2.5
December	13.9	2.8	1.0	3.4	2.4
2010					
March	18.8	4.2	0.0	3.0	3.1
June	16.0	3.5	0.7	2.9	3.6
September	9.9	2.6	1.8	3.6	r3.1
December	r4.6	2.8	2.4	4.0	r2.8
2011					
March	p0.0	2.8	2.1	4.2	2.8
June	p–1.9	2.7	2.2	nya	nya
	PERCENTAGE CHANGE (from previous quarter)				
2007					
December	4.2	1.4	0.9	1.0	1.4
2008					
March	0.7	1.8	1.2	0.7	1.7
June	–0.8	1.0	1.5	1.6	1.3
September	–2.6	1.4	2.7	1.4	1.3
December	–1.3	0.2	1.3	0.8	1.0
2009					
March	–0.8	–0.5	1.3	1.0	0.0
June	4.3	1.5	0.4	1.2	0.4
September	4.4	1.3	–0.7	0.5	1.1
December	5.5	0.6	0.0	0.6	0.9
2010					
March	3.4	0.9	0.3	0.6	0.7
June	1.8	0.7	1.2	1.1	0.9
September	–1.1	0.5	0.3	1.3	r0.6
December	r0.5	0.8	0.6	1.0	r0.6
2011					
March	p–1.1	0.8	0.1	0.8	0.7
June	p–0.1	0.6	1.2	nya	nya

nya not yet available
p preliminary figure or series subject to revision
r revised
(a) Weighted average of eight capital cities.
(b) Weighted average of six capital cities.

7 MEDIAN PRICE OF ESTABLISHED HOUSE TRANSFERS (UNSTRATIFIED)(a)

Period	Sydney $'000	Melbourne $'000	Brisbane $'000	Adelaide $'000	Perth $'000	Hobart $'000	Darwin $'000	Canberra $'000
2007								
December	542.5	412.0	415.0	360.0	480.0	310.0	418.5	468.3
2008								
March	499.0	385.0	425.0	360.0	470.0	308.0	420.0	470.0
June	518.0	400.0	425.0	r364.5	455.0	305.0	422.3	474.5
September	482.0	385.0	410.0	360.0	440.0	294.0	430.0	447.0
December	468.0	385.0	399.0	355.0	425.0	300.0	445.0	r452.5
2009								
March	448.0	375.0	400.0	354.0	439.0	296.0	455.0	460.0
June	490.0	r401.0	420.0	363.0	455.0	310.0	465.0	460.0
September	500.0	425.0	430.0	370.0	473.0	310.1	490.0	r465.0
December	595.0	478.0	455.0	399.0	505.0	350.0	520.0	r520.0
2010								
March	r582.8	r469.0	460.0	r404.0	r518.0	r352.0	529.0	540.0
June	r610.0	500.0	465.0	410.0	510.0	350.0	530.0	r540.0
September	r596.0	r490.5	460.0	400.0	r501.0	345.0	535.0	540.0
December	620.0	518.0	460.0	410.0	500.0	348.0	545.0	550.0
2011								
March	nya	nya	nya	nya	nya	nya	nya	nya
June	nya	nya	nya	nya	nya	nya	nya	nya

nya not yet available

r revised

(a) See paragraphs 32 to 35 of the Explanatory Notes.

8 NUMBER OF ESTABLISHED HOUSE TRANSFERS(a)

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra
	no.	no.	no.	no.	no.	no.	no.	no.
2008–09	r48 526	r55 246	r32 226	r18 084	r22 335	3 759	1 792	r4 381
2009–10	r51 231	r62 423	r31 402	r17 050	r25 800	r3 726	1 448	r4 523
2010–11	nya	nya	nya	nya	nya	nya	nya	nya
2007								
December	13 179	r18 120	r10 427	r5 423	6 314	1 099	411	1 380
2008								
March	9 747	r13 092	r8 410	r4 653	5 487	940	357	959
June	10 636	r14 003	r6 618	r4 548	4 356	814	388	1 020
September	10 663	r13 108	7 115	r4 217	r5 020	790	439	997
December	r11 245	r13 689	r6 946	r4 288	r4 259	859	459	r982
2009								
March	r12 267	r13 086	r9 347	r4 631	5 909	1 107	425	1 114
June	r14 351	r15 363	8 818	r4 948	r7 147	1 003	469	r1 288
September	r14 824	r16 896	r9 072	r4 515	r7 699	1 028	436	r1 312
December	r12 791	r16 441	r7 846	r4 305	r6 636	919	363	r1 232
2010								
March	r11 086	r13 962	r7 637	r4 034	r6 402	r961	339	r924
June	r12 530	r15 124	r6 847	r4 196	r5 063	r818	310	r1 055
September	r11 152	r12 775	r6 907	r4 126	r5 124	r777	278	r958
December	11 476	11 261	6 333	3 966	4 927	741	277	1 196
2011								
March	nya	nya	nya	nya	nya	nya	nya	nya
June	nya	nya	nya	nya	nya	nya	nya	nya

nya not yet available

r revised

(a) See paragraphs 32 to 35 of the Explanatory Notes.

9 REVISIONS TO ESTABLISHED HOUSE PRICE INDEX SERIES, Weighted average of eight capital cities(a)(b)(c)

				DIFFERENCE BETWEEN FINAL ESTIMATE AND:	
Period	*1st estimate*	*2nd estimate*	*Final estimate*	*1st estimate*	*2nd estimate*
	INDEX NUMBER(a)			INDEX POINTS	
2009					
June	128.1	129.0	129.1	1.0	0.1
September	134.4	134.8	134.8	0.4	0.0
December	141.8	141.7	142.2	0.4	0.5
2010					
March	148.5	148.2	147.1	–1.4	–1.1
June	152.8	150.1	149.8	–3.0	–0.3
September	150.3	149.4	148.1	–2.2	–1.3
December	150.5	149.3	148.8	–1.7	–0.5
2011					
March	146.8	147.1	nya	nya	nya
June	147.0	nya	nya	nya	nya
	ANNUAL PERCENTAGE CHANGE(b)			PERCENTAGE POINTS	
2009					
June	–1.4	–0.7	–0.6	0.8	0.1
September	6.2	6.6	6.6	0.4	0.0
December	13.6	13.5	13.9	0.3	0.4
2010					
March	20.0	19.7	18.8	–1.2	–0.9
June	18.4	16.3	16.0	–2.4	–0.3
September	11.5	10.8	9.9	–1.6	–0.9
December	5.8	5.0	4.6	–1.2	–0.4
2011					
March	–0.2	0.0	nya	nya	nya
June	–1.9	nya	nya	nya	nya
	QUARTERLY PERCENTAGE CHANGE(c)			PERCENTAGE POINTS	
2009					
June	4.2	4.2	4.3	0.1	0.1
September	4.2	4.4	4.4	0.2	0.0
December	5.2	5.1	5.5	0.3	0.4
2010					
March	4.8	4.2	3.4	–1.4	–0.8
June	3.1	2.0	1.8	–1.3	–0.2
September	0.1	–0.3	–1.1	–1.2	–0.8
December	0.7	0.8	0.5	–0.2	–0.3
2011					
March	–1.7	–1.1	nya	nya	nya
June	–0.1	nya	nya	nya	nya

nya not yet available

(a) Reference base of each index: 2003–04 = 100.0.

(b) Percentage change from corresponding quarter of previous year.

(c) Percentage change from previous quarter.

EXPLANATORY NOTES

INTRODUCTION

1 This publication provides estimates of changes in house prices for each of the eight capital cities of Australia. The information is presented in the form of price indexes constructed separately for Established Houses and for Project Homes (see below for definitions). It is calculated on the reference base 2003–04 = 100.0 for each of the eight capital cities as well as a weighted average of them. The capital city indexes measure price movements over time in each city individually. They do not measure differences in price levels between cities.

2 The index for Project Homes is compiled for use in calculating the House purchase expenditure class of the Consumer Price Index (CPI). The index for Established Houses (referred to from now on as the HPI), while not contributing to the CPI, is compiled and published along with the Project Homes index in recognition of the widespread interest in information specifically relating to housing prices.

3 To assist in the analysis of housing price movements at the national level, aggregated series have also been compiled and are presented in tables 5 and 6 along with series for prices of materials used in house building, construction industry hourly rates of pay and private housing investment. For information on the derivation of series in these tables see paragraphs 25–31.

4 Table 7 presents a city-wide median price (unstratified) of house sales data available from the State/Territory Land Titles Office or Valuers-General (VGs) Office in each capital city. These median prices are 'raw' medians from the available data set and quarterly changes in them will not concord with the published HPIs for each city which are compiled in strata and weighted by the value of housing stock. Numbers of established house transfers recorded each quarter by the VGs are presented in Table 8.

5 For more detailed information on house price indexes than is provided in these explanatory notes refer to the ABS Information Paper, *House Price Indexes: Concepts, Sources and Methods, Australia, 2009* (cat. no. 6464.0).

DEFINITIONS

Capital City

6 Capital City Statistical Divisions (SDs) are predominantly urban in character and represent the State/Territory capital cities in the wider sense. A Capital City SD is defined to contain the anticipated urban development of a capital city and it delimits an area which is stable for general statistical purposes.

7 Currently, HPI capital city SDs are based on the *2006 Australian Standard Geographical Classification (ASGC) (cat. no. 1216.0).* The ASGC will be replaced by the *Australian Statistical Geography Standard (ASGS) (Vol 1, cat. no. 1270.0.55.001)* from July 2011. HPI geographic coverage will be defined by the ASGS Greater Capital City Statistical Areas (GCCSA) during the next index review in 2012. The March quarter 2013 HPI publication is expected to be the first release of the HPI series based on the ASGS.

Established houses

8 The HPI covers transactions in detached residential dwellings on their own block of land regardless of age (i.e. including new houses sold as a house/land package as well as second-hand houses). Price changes therefore relate to changes in the total price of dwelling and land.

Project homes

9 Project homes are dwellings available for construction on an existing block of land. Price changes therefore relate only to the price of the dwelling (i.e. excluding land).

PRICE INDEXES

10 A price index is concerned with measuring pure price change – that is, it is concerned with isolating and measuring that element of price change which is not brought about by any change to either the quantity or the quality of the goods or services for which the index is required.

PRICE INDEXES *continued*

11 The techniques used to construct a price index for project homes are similar to those used for most other goods. A representative sample of project home models is selected in each city, prices are obtained each quarter and the price movements for each model are weighted together. Constant quality is preserved by calculating price movements on a matched sample basis (i.e. the price movements between adjacent quarters are based on the same models in each quarter). If the specification of an individual model changes substantially or a price is unable to be obtained then that model is excluded from the calculation of price movement. Adjustments are made to raw prices to compensate for any minor changes in specifications.

12 This standard procedure for constructing price indexes is not viable in the case of established houses as the observable prices in each period relate to a different set of dwellings for each period. The challenge is how to utilise prices for a heterogeneous set of dwellings to construct measures of price change for characteristic or homogeneous dwellings.

Controlling for the compositional change effect

13 The ABS uses stratification to control for this 'compositional' effect by grouping (or 'clustering') houses according to a set of characteristics. The finer the level of stratification available, the more similar or homogenous the cluster of houses will be. However, the finer the level of stratification, the fewer the property sales in the period. Therefore, the clusters defined have to balance the homogeneity of housing characteristics and the number of observations required to produce a reliable median price. The lowest level geographical classification that is commonly available across data sets is the suburb. Therefore, suburbs are the building blocks on which the clusters are based.

14 Analysis by the ABS has found that the most effective stratification approach uses two characteristics: the long term level of prices for the suburb in which the house is located, and neighbourhood characteristics of the suburb, as represented by the ABS produced Socio-Economic Indexes for Areas (SEIFA). A new set of clusters produced with this stratification method was introduced in the December quarter 2008 issue of 6416.0, together with updated housing stock weights derived using quantity data from the 2006 Census of Population and Housing. The link period for these changes was March quarter 2008. Therefore, only the index numbers from June quarter 2008 onwards reflect the new weights and stratification. The new approach is a refinement of the previous stratification method, which was based on structural attributes of dwellings within suburbs, the physical location of the dwelling, and neighbourhood characteristics of suburbs.

Benchmark and Leading Indicator series

15 Though a complete coverage of property sales data can eventually be obtained from VGs, this data is not available on a timely basis for the most recent quarters. As a result, the ABS has adopted a two-stage approach to produce the HPI to allow the compilation and publication of a more timely estimate of price change. The first stage is to compile the benchmark series based on the complete, or near complete, VGs dataset for each quarter. This will be the third most recent quarter in any publication. The second stage, referred to as the leading indicator series, involves compiling price indexes for the two most recent quarters based on a combination of mortgage lenders' data and the VGs data available at that point in time. It should be noted that for Darwin, mortgage lenders' data is combined with VGs data for the most recent quarter only.

16 The index numbers for the leading indicator series are preliminary estimates and are revised as more data are progressively received from VGs. These index numbers are labelled with a "p" indicating a preliminary estimate. The benchmark series (labelled with an "r" if it has been revised since the previous quarter's leading indicator estimate) are final estimates and will not be subject to further revision once published.

Benchmark and Leading Indicator series continued

17 The revisions to price indexes and percentage changes are reported in Table 9, Revisions to Established House Price Index Series, Australia. This table displays, for each time period, the preliminary and final estimates, and the corresponding annual and quarterly percentage changes. The table also displays the size of the revisions made to preliminary estimates of house price index movements.

18 The columns titled 'Difference between final estimate and first and second estimate' are calculated by subtracting the initial estimates from the final estimate. Consequently, no revisions information will be available until a final estimate has been published. As the HPI series was first published with respect to September quarter 2005, the first period for which preliminary data can be compared with final data is June quarter 2005. No preliminary estimates exist prior to this period.

19 Revisions to the weighted average of eight capital cities are included in this publication. Revisions made to each of the individual capital cities are available on the ABS website <http://www.abs.gov.au> (refer to the time series spreadsheets under the 'Downloads' tab for *House Price Indexes: Eight Capital Cities* (cat. no. 6416.0)).

Available data

20 Price information for project homes is obtained each month from a sample of project home builders in each capital city. Sales prices of established houses are obtained from VGs and home mortgage lenders, and are based on the exchange date of the sales. The exchange date most closely approximates the time at which the market price is determined. Exchange date information is available for all cities except Adelaide and Darwin. For these cities, a modelled exchange date is used.

21 The delivery of VGs data relating to exchange date is delayed by the normal contract settlement and reporting processes. It is only possible to publish reliable house price movements based solely on VGs data after approximately six months.

LIMITATIONS OF HOUSE PRICE INDEXES

22 The reliability of each index is largely dependent upon the availability of sufficient pricing information each quarter. While not a problem for project homes, difficulties are sometimes encountered when compiling the HPI. Although the HPI clusters have been defined to balance the homogeneity of housing characteristics and the number of observations required to produce a reliable median price, the number of price observations available depends on market activity in each quarter and there may be occasions when clusters have low numbers of price observations. This is most apparent in the established house price indexes for the smaller capital cities (Hobart, Darwin and Canberra).

23 The series most affected by limited market scope is the Darwin established house price index. As can be seen from the data in Table 8, the series for Darwin is affected by a relatively low number of transactions in any quarter. Rather than suppress publication, the series are included here because it is believed that the long term trends are reliable. However, because of the limitations in the reliability of individual quarter-to-quarter movements, users are advised to exercise due care when analysing such movements.

24 It should be noted that when the number of price observations available for a cluster is nil or extremely low in a quarter, a price movement for the cluster is derived using imputation methods based on price movements of other clusters.

NATIONAL HOUSE PRICE AND OTHER INDEXES

25 These series are presented to facilitate analysis of price movements at a national level. Although coverage is not strictly national in all cases, this does not significantly impair their usefulness. The derivation or source of each series is set out below.

Established houses

26 The series for established houses is derived by weighting together the indexes for each of the eight capital cities according to the relative value of housing stock in each capital city. From the June quarter 2008 onwards, the values were obtained by combining 2006 Population Census house counts with March quarter 2008 mean prices. Prior to

Established houses continued

this, the values were obtained by combining 2001 Population Census house counts with March quarter 2002 mean prices. It is important to understand that in the compilation of this index (and other fixed weighted indexes) it is not the housing stock values that are held constant from period to period. What is held constant is the quantity (e.g. number of houses) underpinning these values.

Project homes

27 The series for project homes is derived by weighting together the indexes for each of the eight capital cities. The city weights are derived as the value of additions to the stock of houses in the city, calculated using average price data derived from the Building Activity survey and quantity data from house counts recorded in consecutive Population Censuses. As extensions and renovations are conceptually part of the CPI expenditure class, their value is included in the calculation of the weights. No prices specifically relating to these activities are collected as their prices are assumed to move similarly to those of new houses.

28 Although the capital city price indexes for project homes are compiled for use in calculating the House purchase expenditure class of the CPI, price movements exhibited in the published CPI series are not comparable to those published with the established house price index because the CPI for house purchase is a broader aggregate which also covers fixed appliances and an adjustment for government subsidies directly related to house purchase.

Materials used in house building

29 The index for materials used in house building is that published for the weighted average of the six state capital cities in *Producer Price Indexes, Australia* (cat. no. 6427.0), re-referenced to 2003–04 = 100.0. For more information on this index refer to *Producer and International Trade Price Indexes: Concepts, Sources and Methods, 2006* (cat. no. 6429.0).

Construction industry total hourly rates of pay

30 The index for the construction industry total hourly rates of pay excluding bonuses, private and public, is that published in *Labour Price Indexes, Australia* (cat. no. 6345.0), re-referenced to 2003–04 = 100.0 for ease of comparison with other series. For more information on this index refer to *Labour Price Index: Concepts, Sources and Methods, 2004* (cat. no. 6351.0.55.001).

Private Housing Investment

31 The index for private housing investment is the annually-reweighted chain Laspeyres price index for private capital expenditure on new and used dwellings, as used (but not separately published) in *Australian National Accounts: National Income, Expenditure and Product* (cat. no. 5206.0), referenced to 2003–04 = 100.0. For more information on this index refer to *Australian National Accounts: Concepts Sources and Methods, 2000* (cat. no. 5216.0).

Established house transfer prices and counts

32 As well as the price indexes based on stratified weights for each city, the ABS publishes the median price of all established house transfers, and the number of established house transfers. Both these series are based on VGs house sales data, and are only available for those quarters for which final index estimates are available.

33 The median prices presented in Table 7 are calculated using all available VGs records for each city each quarter, with no stratification or weighting applied. These 'raw' medians will not correspond to the published index numbers and will not produce price movements that are consistent with those numbers.

34 The number of transfers of established houses recorded each quarter by the VG in each capital city is presented in Table 8 to provide an indication of the level of sales activity for the capital city each quarter.

Established house transfer prices and counts continued

35 As the ABS receives more VGs data, the median prices and numbers of house transfers are revised as necessary. This practice is distinct from the HPI which is not revised once published as a final benchmark estimate, even if additional data are available. Therefore, the HPI, the medians and the numbers of house transfers are calculated from the same set of price information only in the most recent quarter of HPI final benchmark estimates.

ANALYSIS OF CHANGES IN INDEX NUMBERS

36 Each of the indexes presented in this publication is calculated on a quarterly basis with a reference base of 2003–04 = 100.0. In compiling these indexes quarterly, the objective is to measure the change in price levels between quarters.

37 Index numbers are also presented for financial years where the index numbers for financial years are simple (arithmetic) averages of the quarterly index numbers. Index numbers for calendar years may be derived in the same way.

38 Movements in indexes from one period to another can be expressed either as changes in index points or as percentage changes. The following example illustrates the method of calculating index points changes and percentage changes between any two periods:

Project Homes: Perth index numbers —	
June Quarter 2011	160.6 (see table 3)
less March Quarter 2011	160.0 (see table 3)
equals change in index points	0.6
Percentage change	0.6/160.0 X 100 = 0.4%

39 In this publication, percentage changes are calculated to illustrate three different kinds of movements in index numbers:

- movements between consecutive financial years (change between average price levels during one financial year and average price levels during the next financial year)
- movements between corresponding quarters of consecutive years
- movements between consecutive quarters.

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