



Media Release

13 February 2006

## House prices rise in all Capital Cities

According to the composition adjusted house price series for the December Quarter released today by Australian Property Monitors (APM), publishers of the Home Price Guide<sup>®</sup>, and based on work commissioned by the Reserve Bank of Australia national house prices in every major metropolitan city of mainland Australia have risen.

The house price rises included Sydney, where house prices rose by 0.1 per cent to \$518,000 from a revised \$517,500 in the September Quarter. This is the first such rise for Sydney since the December Quarter 2004. House prices are nevertheless down by 5.1 per cent for the 12 months.

The city that recorded the fastest house price rises was once again Perth, where house prices rose by 4.6 per cent to \$363,000. Perth now has the third highest median house price in mainland Australia behind Sydney and Canberra

Brisbane recorded a rise of 1.6 per cent to \$332,000. For the 12 months, house prices in Brisbane rose by 2.6 per cent. Meanwhile Melbourne recorded a 1.1 per cent rise in its median house price to \$348,500.

### Unit market continues to decline

While house prices rose, the unit market fell in east coast cities. Sydney recorded a median unit price fall of 1.7 per cent to \$357,500. Melbourne recorded a 1.5 per cent decline to \$267,000. And Brisbane recorded a 2.0 per cent decline to \$246,000.

Darwin unit prices rocketed by 11.1 per cent to \$236,500. However, sales volumes were small and this result (as with other cities) may be revised as APM receives mere data from the NT Government.



Louis Christopher, Research Director for Australian Property Monitors, publishers of the Home Price Guide® said “While house prices rose in every city, the rate of growth is considerably different between cities, illustrating the various parts of the property market cycle each city is in. It is clear Perth, along with Darwin are still enjoying significant property booms. While Sydney is just approaching the bottom of its downturn now.

“For Sydney, I suspect we are not quite out of the woods yet. The rise in the December quarter was a very modest one and it has possibly been impacted by seasonality. However, as reported late last year, sales volumes have been increasing and auction clearance rates so far this new year have been slightly higher than this time last year.

“Overall, we hold to our forecast that the downturn on Australia’s East Coast will bottom out in the first half of this calendar year.”

For more information, please contact

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**NOTE: Hobart Median House Prices**

While this update has not covered the Hobart market, APM is pleased to announce that it is now receiving data from the Information and Land Services Division of Tasmania. This should mean that as from the March Quarter 2006, APM will be able to provide to the market, property price information for the Tasmanian market, making it the only true “national” independent provider of detailed house and unit price information in the country.



## Composition - adjusted house prices

City	Median House Price			Percentage change	
	December Quarter 2004	September Quarter 2005	December Quarter 2005	3 month change	12 month change
Sydney	\$546,000	\$517,500	\$518,000	0.1%	-5.1%
Melbourne	\$341,500	\$344,500	\$348,500	1.1%	2.0%
Brisbane	\$323,500	\$326,500	\$332,000	1.6%	2.6%
Adelaide	\$296,500	\$302,500	\$303,000	0.1%	2.1%
Canberra	\$400,000	\$403,000	\$409,500	1.6%	2.3%
Perth	\$306,000	\$347,000	\$363,000	4.6%	18.7%
Darwin	\$284,500	\$332,500	\$344,000	3.4%	20.9%

Note: composition adjusted median prices have been rounded to the nearest \$500 dollars. December quarter results are preliminary.

Source: [www.homepriceguide.com.au](http://www.homepriceguide.com.au) Based on sales reported to Australian Property Monitors as at 25 January 2006.

## Composition-adjusted unit prices

City	Median Unit Price			Percentage change	
	December Quarter 2004	September Quarter 2005	December Quarter 2005	3 month change	12 month change
Sydney	\$373,000	\$364,000	\$357,500	-1.7%	-4.1%
Melbourne	\$258,500	\$271,000	\$267,000	-1.5%	3.2%
Brisbane	\$233,000	\$251,000	\$246,000	-2.0%	5.5%
Adelaide	\$197,000	\$202,000	\$204,000	1.1%	3.6%
Canberra	\$283,000	\$293,500	\$295,500	0.8%	4.6%
Perth	\$176,000	\$229,000	\$234,500	2.5%	33.3%
Darwin	\$190,000	\$213,000	\$236,500	11.1%	24.3%

Note: composition adjusted median prices have been rounded to the nearest \$500 dollars. December quarter results are preliminary.

Source: [www.homepriceguide.com.au](http://www.homepriceguide.com.au) Based on sales reported to Australian Property Monitors as at 25 January 2006.

