

# **RESIDENTIAL PROPERTY PRICE INDEXES: EIGHT CAPITAL CITIES**

EMBARGO: 11.30AM (CANBERRA TIME) TUES 11 FEB 2014

Note: New index reference period: 2011-12=100.0 See Appendix 1.

#### FIGURES **KEY**

RESIDENTIAL PROPERTY PRICES	Sep Qtr 13 to Dec Qtr 13 % change	Dec Qtr 12 to Dec Qtr 13 % change
Weighted average of eight capital cities	3.4	9.3
Sydney	4.7	13.8
Melbourne	2.6	7.9
Brisbane	2.8	5.7
Adelaide	2.5	3.4
Perth	3.3	8.7
Hobart	2.0	4.9
Darwin	1.7	5.0
Canberra	0.3	-0.3

#### TOTAL VALUE OF THE DWELLING STOCK

DWELLING STOCK	Dec Qtr 13
Value of dwelling stock(a) (\$m)	5 017 041.4
Mean price of residential dwellings (\$'000)	539.4
Number of residential dwellings ('000)	9 300.7

all sectors (a)

#### POINTS ΚΕΥ

### CHANGES TO RESIDENTIAL PROPERTY PRICE INDEX

- Preliminary estimates show that the price index for residential properties for the weighted average of the eight capital cities rose 3.4% in the December quarter 2013. The index rose 9.3% through the year to the December guarter 2013.
- The capital city residential property price indexes rose in Sydney (+4.7%), Melbourne (+2.6%), Perth (+3.3%), Brisbane (+2.8%), Adelaide (+2.5%), Hobart (+2.0%), Darwin (+1.7%) and Canberra (+0.3%).
- Annually, residential property prices rose in Sydney (+13.8%), Perth (+8.7%), Melbourne (+7.9%), Brisbane (+5.7%), Darwin (+5.0%), Hobart (+4.9%), Adelaide (+3.4%) and fell in Canberra (-0.3%).

### TOTAL VALUE OF THE DWELLING STOCK

- The total value of residential dwellings in Australia was \$5,017,041.4 m at the end of December quarter 2013, rising \$184,304.7 m over the quarter.
- The mean price of residential dwellings rose \$17,700 and the number of residential dwellings rose by 37,300 in the December quarter 2013.

### **Residential property prices**

Weighted average of eight capital cities Quarterly % change



### **Residential property prices**

Quarterly % change



### INQUIRIES

For further information about these and related statistics, contact the National Information and Referral Service on 1300 135 070 or Neel Tikaram on Sydney (02) 9268 4792.

### NOTES

FORTHCOMING ISSUES	ISSUE (Quarter)	RELEASE DATE			
	March 2014	13 May 2014			
	June 2014	12 August 2014			
	September 2014	11 November 2014			
	December 2014	10 February 2015			
	• • • • • • • • • • • • •				
CHANGES IN THIS ISSUE	From the December quar publication, and associate made. To reflect the chan <i>Price Indexes: Eight Capi</i> <i>Eight Capital Cities</i> . The o	ter 2013, a number of changes to the content and format of this ed time series spreadsheets on the ABS website, have been ge in content, this publication, previously known as <i>House</i> <i>tal Cities</i> , is now known as <i>Residential Property Price Indexes:</i> catalogue number (6416.0) remains the same.			
	In summary:				
	<ul> <li>an Attached Dwellings Price Index and a Residential Property Price Index (an aggregation of the HPI and ADPI) are published in addition to the existing House Price Index;</li> <li>a measure for the total value of the dwelling stock has been developed and is published:</li> </ul>				
	<ul> <li>all index numbers are</li> </ul>	e now calculated on a new index reference period of			
	2011-12=100, see Ap	pendix 1 for further details;			
	<ul> <li>the geography for the Statistical Geography</li> </ul>	e indexes has been updated to align with the Australian Standard (ASGS);			
	<ul> <li>the weights and the variables used to stratify the index have been updated using data from the 2011 Census, see Appendix 2 for further details.</li> </ul>				
	The change in content has led to the table numbers and series IDs (in the time series spreadsheets) changing. Appendix 3 provides a concordance between the new and old table numbers and series IDs.				
	Further details about thes	se changes are available in the Information Paper:			
	Forthcoming changes to I	House Price Indexes: Eight Capital Cities (cat. no.			
	6416.0.55.002) which was	released on 24 September 2013.			
REVISIONS	Estimates for the two most recent quarters of the indexes are preliminary and subject to revision (see paragraph 26 of the Explanatory Notes). In this issue, revisions to June and September quarters 2013 also reflect updates to the weighting pattern and variables used to stratify the indexes.				

lan Ewing Acting Australian Statistician

### ANALYSIS

### PRELIMINARY:

## RESIDENTIAL PROPERTY PRICE INDEXES

		RPPI	HPI	ADPI	
		Sep Qtr 13 to Dec Qtr 13	Sep Qtr 13 to Dec Qtr 13	Sep Qtr 13 to Dec Qtr 13	
		% change	% change	% change	
	Svdnev	4.7	4.9	4.4	
	Melbourne	2.6	2.8	1.9	
	Brisbane	2.8	3.0	2.2	
	Adelaide	2.5	2.8	1.5	
	Perth	3.3	3.5	2.6	
	Hobart	2.0	2.3	0.7	
	Darwin	1.7	2.7	-0.4	
	Canberra	0.3	0.4	0.1	
	Eight capital cities	3.4	3.5	3.0	
Residential Property Price	The preliminary r	esidential proj	perty price ind	dex for the we	ighted average of the eight
Index: December Quarter	capital cities rose	3.4% in the D	ecember quar	ter 2013. The	index rose 9.3% through the
2013 (+3.4%)	year to the Decen	nber quarter 2	013. This is th	e largest throu	ugh the year rise since
	September quarte	er 2010.			
	The positive move	ement in the I	December qua	arter 2013 was	the result of rises in Sydney
	(+4.7%), Melbour	rne (+2.6%), l	Perth (+3.3%)	), Brisbane (+	2.8%), Adelaide (+2.5%),
	Hobart (+2.0%), I	Darwin $(+1.79)$	%) and Canbe	rra (+0.3%).	
House Price Index:	The preliminary p	price index for	established h	ouses for the v	weighted average of the eight
December Quarter 2013	capital cities rose	3.5% in the D	ecember quar	ter 2013. This	is the largest quarterly rise
		2010 51	1 0 7	~ 1 1 1	1 5 1
(+3.5%)	since March quart	er 2010. The i	ndex rose 9.5	% through the	e year to the December
	quarter 2013.				
	The positive move	ement in the I	December qua	arter 2013 was	the result of rises in Sydney
	(+4.0%) Malbau	(120)	Dowth $(12.50)$	Drichano (	2.0% Addadda (+2.8%)
	(+4.9%), Melbour	rne (+2.8%), I	Perth $(+3.5\%)$	), Brisbane (+	(+2.8%), Adelaide $(+2.8%)$ ,
	Hobart (+2.3%), 1	Darwin $(+2.7)$	%) and Canbe	rra (+0.4%).	
	The preliminary e	stimate for Sy	dney (+4.9%)	follows rises	in the previous four quarters
	(+2.5%) +1.2%		00/ in the De	appah on guant	an 2012 and the Marsh to
	(+2.5%, +1.2%, -	+3.7% and $+3$	.9% in the De	cember quarte	er 2012 and the March to
	September quarte	ers 2013 respe	ctively). Strata	a with median	prices between \$450,000 and
	\$1,000,000 contril	buted most to	the rise in the	e December a	uarter 2013 The index rose
	φ1,000,000 COIIIII	Sulca most to	the fise in the	e December q	uarter 2019. The index tose
	14.3% through the	e year to the I	December qua	rter 2013, the	largest through the year rise
	since June quarter	r 2010.			
	The preliminary e	stimate for M	albourne (±2	8%) follows a	rise in the Sentember quarter
	The preliminary e	sumate for me	elbourne(+2)	.8%) 10110WS a	nse in the september quarter
	2013 (+3.0%, revi	ised from $+1.9$	9%). Strata wi	th median pric	ces between \$400,000 and
	\$1,000,000 contril	nuted most to	the rise in the	e December a	uarter 2013 The index rose
	*1,000,000 Contin				
	8.6% through the	year to the De	ecember quar	ter 2013. This	is the fourth consecutive
	through the year	rise.			
	and to .			11: C 1	
Attachea Dwellings Price	The preliminary p	price index for	attached dwe	llings for the v	weighted average of the eight
Index: December Quarter	capital cities rose	3.0% in the D	ecember quar	ter 2013. This	is the largest quarterly rise
2013 (+3.0%)	since the Descl-	on quantan 200	The index	*000 0 00/ +1	augh the year to the
2013 (T3.0%)	since the Decemb	er quarter 200	Jy. The maex	10se 8.8% thro	bugh the year to the
	December quarte	r 2013.			

### ANALYSIS continued

Attached Dwellings Price Index: December Quarter 2013 (+3.0%) continued	The positive movement in the December quarter 2013 was the result of rises in Sydney $(+4.4\%)$ , Melbourne $(+1.9\%)$ , Perth $(+2.6\%)$ , Brisbane $(+2.2\%)$ , Adelaide $(+1.5\%)$ , Hobart $(+0.7\%)$ and Canberra $(+0.1\%)$ . This was offset by a fall in Darwin $(-0.4\%)$ .
	The preliminary estimate for Sydney (+4.4%) follows rises in the previous four quarters $(+3.3\%, +0.7\%, +3.9\% \text{ and } +3.4\% \text{ in the December quarter 2012 and the March to}$ September quarters 2013 respectively). Strata with median prices between \$350,000 and \$750,000 contributed most to the rise in the December quarter 2013. The index rose 13.0% through the year to the December quarter 2013, the largest through the year rise since the June quarter 2010.
	The preliminary estimate for Melbourne $(+1.9\%)$ follows a rise in the September quarter 2013 $(+2.1\%)$ , revised from $+2.3\%$ ). Strata with median prices between \$350,000 and \$550,000 contributed most to the rise in the December quarter 2013. The index rose 5.9% through the year to the December quarter 2013, the largest through the year rise since the September quarter 2010.
REVISED: Residential Property Price Index: September Quarter 2013 (+2.4%)	The preliminary residential property price index for the weighted average of the eight capital cities rose 2.4% in the September quarter 2013. This was revised from a preliminary estimated rise of 1.9%. The through the year movement has been revised from a preliminary estimated rise of 7.8% to an estimated rise of 8.0%.
	The positive movement in the September quarter 2013 was the result of rises in Sydney $(+3.7\%, \text{revised from } +3.3\%)$ , Melbourne $(+2.8\%, \text{revised from } +1.9\%)$ , Brisbane $(+1.4\%, \text{revised from } +1.0\%)$ , Adelaide $(+0.2\%, \text{revised from } -0.6\%)$ , Perth $(+0.1\%, \text{revised from } +0.4\%)$ , Hobart $(+1.2\%, \text{revised from } +1.0\%)$ , Canberra $(+0.2\%, \text{revised from } -0.9\%)$ and Darwin $(+0.3\%, \text{revised from } +0.2\%)$ .
House Price Index: September Quarter 2013 (+2.5%)	The preliminary price index for established houses for the weighted average of the eight capital cities rose 2.5% in the September quarter 2013. This was revised from a preliminary estimated rise of 1.9%. The through the year movement has been revised from a preliminary estimated rise of 7.6% to an estimated rise of 8.1%.
	The positive movement in the September quarter 2013 was the result of rises in Sydney $(+3.9\%, \text{revised from } +3.6\%)$ , Melbourne $(+3.0\%, \text{revised from } +1.9\%)$ , Brisbane $(+1.6\%, \text{revised from } +1.2\%)$ , Adelaide $(+0.5\%, \text{revised from } -0.6\%)$ , Hobart $(+1.6\%, \text{revised from } +1.4\%)$ , Perth $(+0.1\%, \text{revised from } +0.2\%)$ , Darwin $(+0.5\%, \text{revised from } +0.4\%)$ and Canberra $(0.0\%, \text{revised from } -1.2\%)$ .
Attached Dwellings Price Index: September Quarter 2013 (+2.2%)	The preliminary price index for attached dwellings for the weighted average of the eight capital cities rose 2.2% in the September quarter 2013. This was revised from a preliminary estimated rise of 2.0%. The through the year movement has been revised from a preliminary estimated rise of 8.2% to an estimated rise of 7.9%.
	The positive movement in the September quarter 2013 was the result of rises in Sydney $(+3.4\%, \text{revised from } +3.0\%)$ , Melbourne $(+2.1\%, \text{revised from } +2.3\%)$ , Brisbane $(+0.4\%, \text{revised from } -0.3\%)$ , Canberra $(+0.6\%, \text{revised from } +0.4\%)$ and Perth $(0.0\%, \text{revised from } +1.5\%)$ . This was offset by falls in Adelaide $(-0.6\%, \text{revised from } -0.7\%)$ , Hobart $(-0.9\%, \text{revised from } -0.7\%)$ and Darwin $(-0.2\%, \text{revised from } -0.4\%)$ .

### **ANALYSIS** continued

FINAL: Residential Property Price Index: June Quarter 2013	The final residential property price index for the weighted average of the eight capital cities rose 2.5% in the June quarter 2013. This was revised from a preliminary estimated rise of 2.8%. The index rose 5.3% through the year to the June quarter 2013.					
(+2.5%)	The positive movement in the June quarter 2013 was the result of ri $(+3.8\%, \text{unchanged})$ , Melbourne $(+1.9\%, \text{revised from } +2.5\%)$ , Per unchanged), Brisbane $(+1.3\%, \text{revised from } +1.5\%)$ , Adelaide $(+1. +1.4\%)$ , Canberra $(+0.7\%, \text{revised from } +1.1\%)$ , Darwin $(+1.3\%, \text{revised from } +1.1\%)$ , Darwin $(+1.3\%, \text{revised from } -1.7\%)$ .	ses in Sydney th (+2.9%, 1%, revised from evised from +1.0%)				
House Price Index: June Quarter 2013 (+2.4%)	The final price index for established houses for the weighted average of the eight capital cities rose 2.4% in the June quarter 2013. This was revised from a preliminary estimated rise of 2.7%. The index rose 5.3% through the year to the June quarter 2013.					
	The positive movement in the June quarter 2013 was the result of ri $(+3.7\%, \text{revised from } +3.8\%)$ , Melbourne $(+2.1\%, \text{revised from } +2.7\%)$ , Brisbane $(+1.5\%, \text{revised from } +1.9\%)$ , Adela from $+0.9\%)$ , Canberra $(+0.5\%, \text{revised from } +1.0\%)$ , and Darwin $(+1.1\%)$ . This was offset by a fall in Hobart $(-0.1\%, \text{revised from } -2.1\%)$	ses in Sydney .5%), Perth (+3.0%, ide (+0.7%, revised (+1.2%, revised from %).				
Attached Dwellings Price Index: June Quarter 2013 (+2.6%)	The final price index for attached dwellings for the weighted average of the eight capital cities rose 2.6% in the June quarter 2013. This was revised from a preliminary estimated rise of 3.0%. The index rose 5.6% through the year to the June quarter 2013.					
	The positive movement in the June quarter 2013 was the result of rises in Sydney $(+3.9\%, revised from +3.7\%)$ , Melbourne $(+1.5\%, revised from +2.6\%)$ , Perth $(+2.3\%, revised from +3.5\%)$ , Adelaide $(+2.1\%, revised from +3.2\%)$ , Canberra $(+1.5\%, unchanged)$ , Brisbane $(+0.3\%, revised from 0.0\%)$ , Darwin $(+1.5\%, revised from +0.7\%)$ and Hobart $(+0.5\%, revised from -0.1\%)$ .					
TOTAL VALUE OF THE DWELLING STOCK:	TOTAL VALUE OF RESIDENTIAL DWELLINGS, all sector	s \$m [ <sup>5200000</sup>				
		- 5000000				
		- 4800000				
		- 4600000				

The estimated total value of residential dwellings in Australia in the December quarter 2013 was \$5,017.0 b (up from \$4,832.7 b in the September quarter 2013). Of this, \$4,753.8 b was owned by households.

Mar

2013

Dec

Sep

2011

Dec

Mar

2012

Jun

Sep

L<sub>4400000</sub>

Dec

Sep

Jun

Over the same period, the number of residential dwellings rose from 9,263,400 to 9,300,700. The mean price of residential dwellings rose \$17,700 to \$539,400.

TOTAL VALUE OF THE

DWELLING STOCK: continued



The mean price of residential dwellings remains the highest in NSW (\$633,200) followed by WA (\$593,200) and the ACT (\$568,300).

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- **7b** Revisions to the Established House Price Index
- 7c Revisions to the Attached Dwellings Price Index
- 8 All Index Numbers
- **9** Established House Price Index numbers, pre-September quarter 2005 methodology

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Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart

INDEX NUMBERS									
2010-11	101.2	104.6	103.9	103.3	102 7	104 7	99.8	102 1	102.8
2010 11	101.2	100.0	100.0	100.0	102.1	100.0	100.0	102.1	102.0
2011-12	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2012-13	104.5	r100.6	r101.9	r100.0	106.4	r99.1	r108.5	r100.7	r102.9
2010									
December	101.3	105.7	105.0	104.8	103.9	106.6	101.9	102.5	103.6
2011									
March	101.0	104.7	102.9	103.3	103.0	105.9	99.5	102.3	102.7
June	101.4	103.5	102.5	101.0	100.2	102.9	96.5	101.9	102.0
September	99.9	101.3	99.9	100.4	99.1	100.6	96.9	98.7	100.2
December	98.4	100.0	100.2	100.7	99.4	101.9	98.2	100.9	99.4
2012									
March	100.3	99.4	100.0	99.3	100.5	99.4	100.8	100.8	100.0
June	101.4	99.3	99.9	99.6	101.0	98.2	104.1	99.5	100.4
September	100.9	98.6	100.8	99.2	102.1	98.1	105.5	99.5	100.2
December	103.7	100.4	101.7	100.2	105.2	98.4	107.8	101.8	102.4
2013									
March	104.7	100.8	101.9	99.8	107.5	100.0	109.6	100.3	103.1
June	108.7	r102.7	r103.2	r100.9	110.6	r100.0	r111.0	r101.0	r105.7
September	p112.7	p105.6	p104.6	p101.1	p110.7	p101.2	p111.3	p101.2	p108.2
December	p118.0	p108.3	p107.5	p103.6	p114.4	p103.2	p113.2	p101.5	p111.9
	PERC	CENTAGE	CHANGE	(FROM F	PREVIOUS	FINANCI	AL YEAR	)	
2010–11	4.5	4.4	-1.2	1.8	-0.8	1.6	2.0	3.9	2.9
2011–12	-1.2	-4.4	-3.8	-3.1	-2.7	-4.5	0.3	-2.1	-2.7
2012-13	4.5	r0.6	r1.9	r0.0	6.4	r-0.9	r8.5	r0.7	r2.9
PERCENTGAGE CHANGE (FROM CORRESPONDING QUARTER OF PREVIOUS YEAR)									
PERCEN	NTGAGE	CHANGE	(FROM C	ORRESPO	NDING Ç	UARTER	OF PREV	IOUS YEA	AR)
PERCEN 2011 December	NTGAGE -2.9	CHANGE -5.4	(FROM C	O R R E S P C -3.9	-4.3	UARTER -4.4	OF PREV -3.6	IOUS YEA -1.6	AR) -4.1
PERCEN 2011 December 2012	NTGAGE -2.9	CHANGE -5.4	(FROM C	ORRESPO -3.9	NDING Q -4.3	QUARTER -4.4	OF PREV -3.6	IOUS YEA -1.6	AR) -4.1
PERCEN 2011 December 2012 March	-2.9 -0.7	CHANGE -5.4 -5.1	(FROM C -4.6 -2.8	ORRESPC -3.9 -3.9	-4.3 -2.4	2UARTER -4.4 -6.1	OF PREV -3.6 1.3	-1.6 -1.5	AR) -4.1 -2.6
PERCEN 2011 December 2012 March June	-2.9 -0.7 0.0	CHANGE -5.4 -5.1 -4.1	-4.6 -2.8 -2.5	-3.9 -3.9 -1.4	-4.3 -2.4 0.8	2UARTER -4.4 -6.1 -4.6	OF PREV -3.6 1.3 7.9	-1.6 -1.5 -2.4	-4.1 -2.6 -1.6
PERCEN 2011 December 2012 March June September	-2.9 -0.7 0.0 1.0	-5.4 -5.1 -4.1 -2.7	-4.6 -2.8 -2.5 0.9	-3.9 -3.9 -1.4 -1.2	-4.3 -2.4 0.8 3.0	-4.4 -6.1 -4.6 -2.5	OF PREV -3.6 1.3 7.9 8.9	-1.6 -1.5 -2.4 0.8	-4.1 -2.6 -1.6 -0.0
PERCEN 2011 December 2012 March June September December	-2.9 -0.7 0.0 1.0 5.4	-5.4 -5.1 -4.1 -2.7 0.4	-4.6 -2.8 -2.5 0.9 1.5	-3.9 -3.9 -1.4 -1.2 -0.5	-4.3 -2.4 0.8 3.0 5.8	-4.4 -6.1 -4.6 -2.5 -3.4	OF PREV -3.6 1.3 7.9 8.9 9.8	-1.6 -1.5 -2.4 0.8 0.9	-4.1 -2.6 -1.6 
PERCEN 2011 December 2012 March June September December 2013	-2.9 -0.7 0.0 1.0 5.4	-5.4 -5.1 -4.1 -2.7 0.4	-4.6 -2.8 -2.5 0.9 1.5	-3.9 -3.9 -1.4 -1.2 -0.5	-4.3 -2.4 0.8 3.0 5.8	-4.4 -6.1 -4.6 -2.5 -3.4	OF PREV -3.6 1.3 7.9 8.9 9.8	-1.6 -1.5 -2.4 0.8 0.9	-4.1 -2.6 -1.6 
PERCEN 2011 December 2012 March June September December 2013 March	-2.9 -0.7 0.0 1.0 5.4 4.4	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9	-3.9 -3.9 -1.4 -1.2 -0.5 0.5	-4.3 -2.4 0.8 3.0 5.8 7.0	-4.4 -6.1 -4.6 -2.5 -3.4 0.6	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7	-1.6 -1.5 -2.4 0.8 0.9 -0.5	-4.1 -2.6 -1.6 - 3.0 3.1
PERCEN 2011 December 2012 March June September December 2013 March June	-2.9 -0.7 0.0 1.0 5.4 4.4 7.2	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3	-3.9 -3.9 -1.4 -1.2 -0.5 0.5 r1.3	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6	-1.6 -1.5 -2.4 0.8 0.9 -0.5 r1.5	-4.1 -2.6 -1.6 - 3.0 3.1 r5.3
PERCEN 2011 December 2012 March June September December 2013 March June September	-2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 70	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8	ORRESPO -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p.8.4	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5	-1.6 -1.5 -2.4 0.8 0.9 -0.5 r1.5 p1.7	AR) -4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0
PERCEN 2011 December 2012 March June September December 2013 March June September December	-2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7	ORRESPO -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0	-1.6 -1.5 -2.4 0.8 0.9 -0.5 r1.5 p1.7 p-0.3	AR) -4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3
PERCEN 2011 December 2012 March June September December 2013 March June September December	-2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7	ORRESPO -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVIO	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER)	-1.6 -1.5 -2.4 0.8 0.9 -0.5 r1.5 p1.7 p-0.3	AR) -4.1 -2.6 -1.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3
PERCEN 2011 December 2012 March June September December 2013 March June September December	-2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7	ORRESPO -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVID	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER)	-1.6 -1.5 -2.4 0.8 0.9 -0.5 r1.5 p1.7 p-0.3	AR) -4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3
PERCEN 2011 December 2012 March June September December 2013 March June September December	-2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7	ORRESPO -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO 0.3	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3	-1.6 -1.5 -2.4 0.8 0.9 -0.5 r1.5 p1.7 p-0.3	-4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3
PERCEN 2011 December 2012 March June September December 2013 March June September December 2011 December 2011	-2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7	ORRESPO -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO 0.3	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3	-1.6 -1.5 -2.4 0.8 0.9 -0.5 r1.5 p1.7 p-0.3	-4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3
PERCEN 2011 December 2012 March June September December 2013 March June September December 2011 December 2011 March	-2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5 1.9	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3 -0.6	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7 GE CHAN 0.3 -0.2	ORRESPO -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO 0.3 -1.4	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI 0.3 1.1	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3 -2.5	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3 2.6	-1.6 -1.5 -2.4 0.9 -0.5 r1.5 p1.7 p-0.3 2.2 -0.1	-4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3 -0.8 0.6
PERCEN 2011 December 2012 March June September December 2013 March June September December 2011 December 2012 March June	-2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5 1.9 1.1	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3 -0.6 -0.1	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7 GE CHAN 0.3 -0.2 -0.1	ORRESPO -3.9 -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 IGE (FRO 0.3 -1.4 0.3	4.3 2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI 0.3 1.1 0.5	QUARTER -4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3 -2.5 -1.2	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3 2.6 3.3	-1.6 -1.5 -2.4 0.9 -0.5 r1.5 p1.7 p-0.3 2.2 -0.1 -1.3	-4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3 -0.8 0.6 0.4
PERCEN 2011 December 2012 March June September December 2013 March June September December 2011 December 2012 March June September	NTGAGE -2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5 1.9 1.1 -0.5	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3 -0.6 -0.1 -0.7	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7 GE CHAN 0.3 -0.2 -0.1 0.9	ORRESPC -3.9 -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO 0.3 -1.4 0.3 -0.4	4.3 2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI 0.3 1.1 0.5 1.1	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3 -2.5 -1.2 -0.1	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3 2.6 3.3 1.3	-1.6 -1.5 -2.4 0.9 -0.5 r1.5 p1.7 p-0.3 2.2 -0.1 -1.3 0.0	-4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3 -0.8 0.6 0.4 -0.2
PERCEN 2011 December 2012 March June September December 2013 March June September December 2011 December 2012 March June September December	NTGAGE -2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5 1.9 1.1 -0.5 2.8	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3 -0.6 -0.1 -0.7 1.8	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7 GE CHAN 0.3 -0.2 -0.1 0.9 0.9	ORRESPC -3.9 -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO 0.3 -1.4 0.3 -0.4 1.0	4.3 2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI 0.3 1.1 0.5 1.1 3.0	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3 -2.5 -1.2 -0.1 0.3	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3 2.6 3.3 1.3 2.2	-1.6 -1.5 -2.4 0.9 -0.5 r1.5 p1.7 p-0.3 2.2 -0.1 -1.3 0.0 2.3	-4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3 -0.8 0.6 0.4 -0.2 2.2
PERCEN 2011 December 2012 March June September December 2013 March June September December 2011 December 2012 March June September December 2012	NTGAGE -2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5 1.9 1.1 -0.5 2.8	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3 -0.6 -0.1 -0.7 1.8	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7 GE CHAN 0.3 -0.2 -0.1 0.9 0.9	ORRESPC -3.9 -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO 0.3 -1.4 0.3 -0.4 1.0	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI 0.3 1.1 0.5 1.1 3.0	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3 -2.5 -1.2 -0.1 0.3	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3 2.6 3.3 1.3 2.2	-1.6 -1.5 -2.4 0.9 -0.5 r1.5 p1.7 p-0.3 2.2 -0.1 -1.3 0.0 2.3	-4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3 -0.8 0.6 0.4 -0.2 2.2
PERCEN 2011 December 2012 March June September December 2013 March June September December 2011 December 2012 March June September December 2013 March	NTGAGE -2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5 1.9 1.1 -0.5 2.8 1.0	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3 -0.6 -0.1 -0.7 1.8 0.4	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7 GE CHAN 0.3 -0.2 -0.1 0.9 0.9 0.2	ORRESPC -3.9 -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO 0.3 -1.4 0.3 -0.4 1.0 -0.4	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI 0.3 1.1 0.5 1.1 3.0 2.2	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3 -2.5 -1.2 -0.1 0.3 1.6	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3 2.6 3.3 1.3 2.2 1.7	-1.6 -1.5 -2.4 0.9 -0.5 r1.5 p1.7 p-0.3 2.2 -0.1 -1.3 0.0 2.3 -1.5	AR) -4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3 -0.8 0.6 0.4 -0.2 2.2 0.7
PERCEN 2011 December 2012 March June September December 2013 March June September December 2011 December 2012 March June September December 2013 March June	NTGAGE -2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5 1.9 1.1 -0.5 2.8 1.0 3.8	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3 -0.6 -0.1 -0.7 1.8 0.4 r1.9	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7 GE CHAN 0.3 -0.2 -0.1 0.9 0.9 0.2 r1.3	ORRESPO -3.9 -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO 0.3 -1.4 0.3 -0.4 1.0 -0.4 r1.1	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI 0.3 1.1 0.5 1.1 3.0 2.2 2.9	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3 -2.5 -1.2 -0.1 0.3 1.6 r0.0	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3 2.6 3.3 1.3 2.2 1.7 r1.3	-1.6 -1.5 -2.4 0.9 -0.5 r1.5 p1.7 p-0.3 2.2 -0.1 -1.3 0.0 2.3 -1.5 r0.7	AR) -4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3 -0.8 0.6 0.4 -0.2 2.2 0.7 r2.5
PERCEN 2011 December 2012 March June September December 2013 March June September December 2011 December 2012 March June September December 2013 March June September December	NTGAGE -2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5 1.9 1.1 -0.5 2.8 1.0 3.8 p3.7	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3 -0.6 -0.1 -0.7 1.8 0.4 r1.9 p2.8	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7 GE CHAN 0.3 -0.2 -0.1 0.9 0.9 0.2 r1.3 p1.4	ORRESPO -3.9 -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO 0.3 -1.4 0.3 -0.4 1.0 -0.4 r1.1 p0.2	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI 0.3 1.1 0.5 1.1 3.0 2.2 2.9 p0.1	-4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3 -2.5 -1.2 -0.1 0.3 1.6 r0.0 p1.2	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3 2.6 3.3 1.3 2.2 1.7 r1.3 p0.3	-1.6 -1.5 -2.4 0.8 0.9 -0.5 r1.5 p1.7 p-0.3 2.2 -0.1 -1.3 0.0 2.3 -1.5 r0.7 p0.2	AR) -4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3 -0.8 0.6 0.4 -0.2 2.2 0.7 r2.5 p2.4
PERCEN 2011 December 2012 March June September December 2013 March June September December 2012 March June September December 2013 March June September December	NTGAGE -2.9 -0.7 0.0 1.0 5.4 4.4 7.2 p11.7 p13.8 F -1.5 1.9 1.1 -0.5 2.8 1.0 3.8 p3.7 p4.7	CHANGE -5.4 -5.1 -4.1 -2.7 0.4 1.4 r3.4 p7.1 p7.9 PERCENTA -1.3 -0.6 -0.1 -0.7 1.8 0.4 r1.9 p2.8 p2.6	(FROM C -4.6 -2.8 -2.5 0.9 1.5 1.9 r3.3 p3.8 p5.7 GE CHAN 0.3 -0.2 -0.1 0.9 0.9 0.2 r1.3 p1.4 p2.8	ORRESPO -3.9 -3.9 -1.4 -1.2 -0.5 0.5 r1.3 p1.9 p3.4 NGE (FRO 0.3 -1.4 0.3 -0.4 1.0 -0.4 r1.1 p0.2 p2.5	-4.3 -2.4 0.8 3.0 5.8 7.0 9.5 p8.4 p8.7 M PREVI 0.3 1.1 0.5 1.1 3.0 2.2 2.9 p0.1 p3.3	2UARTER -4.4 -6.1 -4.6 -2.5 -3.4 0.6 r1.8 p3.2 p4.9 OUS QUA 1.3 -2.5 -1.2 -0.1 0.3 1.6 r0.0 p1.2 p2.0	OF PREV -3.6 1.3 7.9 8.9 9.8 8.7 r6.6 p5.5 p5.0 RTER) 1.3 2.6 3.3 1.3 2.2 1.7 r1.3 p0.3 p1.7	-1.6 -1.5 -2.4 0.8 0.9 -0.5 r1.5 p1.7 p-0.3 2.2 -0.1 -1.3 0.0 2.3 -1.5 r0.7 p0.2 p0.3	AR) -4.1 -2.6 -1.6 - 3.0 3.1 r5.3 p8.0 p9.3 -0.8 0.6 0.4 -0.2 2.2 0.7 r2.5 p2.4 p3.4

nil or rounded to zero (including null cells) \_ preliminary figure or series subject to revision

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r revised

(a) Index reference period of each index: 2011-12 = 100.0.

Canberra

Darwin

Weighted average of eight capital

cities

ESTABLISHED HOUSE PRICE INDEX(a)

	Cudracu	Malhauma	Drichono	Adoloido	Dorth	Hebert	Donuin	Conhorro	Weighted average of eight capital
	Syuney	Meibourne	DIISDalle	Auelalue	Perul	HUDart	Darwin	Campenta	cities
• • • • • • • • • • •	• • • • • • •		••••••	NDEX NU	MBERS	• • • • • • • •		• • • • • • • •	
2010–11	102.2	104.8	104.6	103.4	102.5	105.3	98.4	102.2	103.4
2011–12	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2012–13	r104.4	r100.5	r101.8	r100.1	r106.7	r99.0	r108.3	r101.0	r102.8
2010									
December	102.2	106.2	105.8	105.0	103.8	107.4	100.1	102.5	104.3
2011									
March	101.9	104.7	103.9	103.3	102.8	106.7	98.5	102.3	103.2
June	102.1	103.5	102.9	101.0	99.6	103.0	95.4	102.3	102.2
September	100.1	101.4	100.0	100.3	99.0	100.7	96.0 07.6	98.6 100.7	100.3
	90.9	100.2	100.1	100.5	99.0	102.2	97.0	100.7	99.1
2012 March	00.7	00.1	100 1	00.4	100 /	00.2	101.0	101 /	00.7
lune	101.2	99.4	99.7	99.9	101.0	97.9	101.5	99.4	100.3
September	100.9	98.3	100.7	99.4	102.2	98.2	104.8	99.8	100.1
December	103.4	100.2	101.7	100.1	105.7	98.0	108.5	102.1	102.3
2013									
March	104.6	100.6	101.6	100.0	107.9	99.9	109.3	100.7	103.1
June	r108.5	r102.7	r103.1	r100.7	r111.1	r99.8	r110.6	r101.2	r105.6
September	p112.7	p105.8	p104.7	p101.2	p111.2	p101.4	p111.1	p101.2	p108.2
December	p118.2	p108.8	p107.8	p104.0	p115.1	p103.7	p114.1	p101.6	p112.0
• • • • • • • • • • •	PEF	CENTAGE	CHANGE	(FROM	PREVIOUS	5 FINANC	IAL YEAF	R)	
2010-11	4.4	4.6	-1.0	1.8	-1.2	2.0	1.5	4.2	2.8
2011–12	-2.1	-4.5	-4.4	-3.3	-2.5	-5.0	1.6	-2.2	-3.3
2012–13	r4.4	r0.4	r1.8	r0.1	r6.8	r-1.0	r8.3	r0.9	r2.8
PEREC 2011	ENTAGE	CHANGE	(FROM C	ORRESPO	ONDING (	QUARTER	OF PREV	/IOUS YE	AR)
December	-3.2	-5.6	-5.4	-4.5	-4.1	-4.8	-2.5	-1.8	-4.4
2012									
March	-2.2	-5.3	-3.7	-3.8	-2.3	-7.0	3.5	-0.9	-3.4
June	-0.9	-4.0	-3.1	-1.1	1.4	-5.0	9.4	-2.8	-1.9
September	0.8	-3.1	0.7	-0.9	3.2	-2.5	9.2	1.2	-0.2
2012	4.0	0.0	1.0	-0.2	0.2	-4.1	11.2	1.4	2.0
March	4.9	1.5	1.5	0.6	7.5	0.7	7.3	-0.7	3.4
June	r7.2	r3.3	r3.4	r0.8	r10.0	r1.9	r5.9	r1.8	r5.3
September	p11.7	p7.6	p4.0	p1.8	p8.8	p3.3	p6.0	p1.4	p8.1
December	p14.3	p8.6	p6.0	p3.9	p8.9	p5.8	p5.2	p–0.5	p9.5
		PERCENT	AGE CHA	NGE (FRC	DM PREVI	OUS QUA	RTER)		
2011									
December	-1 2	-1 2	0.1	0.0	0.5	15	17	21	-0.6
2012	1.2	1.2	0.1	0.0	0.0	1.0	1.1	2.1	0.0
March	0.8	-1.1	0.0	-0.9	0.9	-2.9	4.4	0.7	0.0
June	1.5	0.3	-0.4	0.5	0.6	-1.3	2.5	-2.0	0.6
September	-0.3	-1.1	1.0	-0.5	1.2	0.3	0.4	0.4	-0.2
December	2.5	1.9	1.0	0.7	3.4	-0.2	3.5	2.3	2.2
2013									
March	1.2	0.4	-0.1	-0.1	2.1	1.9	0.7	-1.4	0.8
June	r3.7	r2.1	r1.5	r0.7	r3.0	r-0.1	r1.2	r0.5	r2.4
September	p3.9	p3.0	p1.6	p0.5	p0.1	p1.6	p0.5	p0.0	p2.5
December	p4.9	p2.8	p3.0	p2.8	p3.5	p2.3	p2.7	p0.4	p3.5
• • • • • • • • • • •	• • • • • • •	• • • • • • • • •	• • • • • • • •	• • • • • • • • •		• • • • • • • •		• • • • • • • •	• • • • • • • •
p preliminary f	igure or serie	es subject to re	evision		(a) Index re	ference period	l of each inde	ex: 2011-12 =	100.0.

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	Cudaqu	Malhauma	Drishana	Adoloido	Douth	llabort	Donvin	Conhorro	Weighted average of eight capital		
	Syuriey	weibourne	Drisbarie	Auelalue	Perui	HUDart	Darwin	Camperra	cities		
INDEX NUMBERS											
2010–11	99.2	104.1	101.0	102.5	103.6	101.6	103.5	101.4	101.3		
2011-12	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0		
2012-13	r104.8	r101.1	r102.4	r99.9	r104.9	r100.0	r108.9	99.5	r103.2		
December	99.4	104.2	101.7	104.1	104.1	102.1	106.8	102.5	101.7		
2011											
March	99.1	104.6	98.9	103.3	103.9	101.2	102.0	102.1	101.3		
June	100.1	103.8	100.5	100.7	102.8	101.9	99.6	100.2	101.4		
September	99.6 97 3	101.2 99 5	99.1 100 5	100.7 102.4	99.4 98.7	100.0 100.2	99.2 99.6	99.3 101 9	100.0 98.7		
2012	51.5	00.0	100.0	102.4	50.1	100.2	55.0	101.5	50.1		
March	101.6	100.4	99.5	98.6	100.9	100.2	97.9	98.9	100.8		
June	101.6	98.9	100.9	98.3	101.0	99.7	103.3	100.0	100.5		
September	100.9	99.4	101.5	98.6	101.8	97.7	107.5	98.1	100.5		
December	104.2	101.0	101.6	100.6	103.1	101.0	105.9	100.7	102.7		
2013 Marah	104.0	101.2	102.0	00.1	106.1	100.2	110.2	00.0	102.4		
lune	104.9 r109.0	101.3 r102.8	103.0 r103.3	99.1 r101 2	106.1 r108.5	100.3 r100.8	r110.3	98.8 100 3	103.4 r106.1		
September	p112.7	p105.0	p103.7	p100.6	p108.5	0.001 0.00g	p111.8	p100.9	p108.4		
December	p117.7	p107.0	p106.0	p102.1	p111.3	, p100.6	p111.4	p101.0	p111.7		
	PEF	RCENTAGE	CHANGE	(FROM F	PREVIOUS	5 FINANC	IAL YEAR	?)			
2010–11	4.5	4.0	-2.0	1.8	0.7	-1.0	3.2	2.5	3.2		
2011–12	0.8	-3.9	-0.9	-2.5	-3.4	-1.6	-3.4	-1.4	-1.3		
2012–13	r4.7	r1.1	r2.4	r–0.1	r4.9	r–0.1	r8.9	-0.5	r3.2		
PERCE	ENTAGE	CHANGE	(FROM C	ORRESPO	NDING Q	UARTER (	OF PREVI	IOUS YEA	R)		
2011											
December	-2.1	-4.5	-1.2	-1.6	-5.2	-1.9	-6.7	-0.6	-2.9		
2012											
March	2.5	-4.0	0.6	-4.5	-2.9	-1.0	-4.0	-3.1	-0.5		
June	1.5	-4.7	0.4	-2.4	-1.8	-2.2	3.7	-0.2	-0.9		
December	1.3 7 1	-1.8 1.5	2.4 1 1	-2.1	2.4 4.5	-2.3	8.4 6 3	-1.2 _1.2	0.5 4 1		
2013	7.1	1.5	1.1	1.0	4.5	0.0	0.0	1.2	7.1		
March	3.2	0.9	3.5	0.5	5.2	0.1	12.7	-0.1	2.6		
June	r7.3	r3.9	r2.4	r3.0	r7.4	r1.1	r8.4	0.3	r5.6		
September	p11.7	p5.6	p2.2	p2.0	p6.6	p2.3	p4.0	p2.9	p7.9		
December	p13.0	p5.9	p4.3	p1.5	p8.0	p-0.4	p5.2	p0.3	p8.8		
• • • • • • • • • • •	• • • • • • •	• • • • • • • • •	• • • • • • • •	• • • • • • • • •	• • • • • • • • •	• • • • • • • •	• • • • • • • •	• • • • • • • • •	• • • • • • • •		
		PERCENT	AGE CHA	NGE (FRO	OM PREVI	OUS QUA	RTER)				
2011											
December	-2.3	-1.7	1.4	1.7	-0.7	0.2	0.4	2.6	-1.3		
2012											
March	4.4	0.9	-1.0	-3.7	2.2	0.0	-1.7	-2.9	2.1		
June Sentember	-0.7	-1.5	1.4	-0.3	0.1	-0.5	5.5 / 1	1.1 _1 9	-0.3		
December	3.3	1.6	0.0	2.0	1.3	-2.0	-1.5	2.7	2.2		
2013											
March	0.7	0.3	1.4	-1.5	2.9	-0.7	4.2	-1.9	0.7		
June	r3.9	r1.5	r0.3	r2.1	r2.3	r0.5	r1.5	1.5	r2.6		
September	p3.4	p2.1	p0.4	p-0.6	p0.0	p-0.9	p-0.2	p0.6	p2.2		
December	p4.4	p1.9	p2.2	p1.5	p2.6	p0.7	p–0.4	p0.1	p3.0		
• • • • • • • • • • •			• • • • • • • •		•••••	• • • • • • • •	• • • • • • • •	• • • • • • • • •			
p preliminary fi	gure or serie	es subject to re	vision		(a) Attache	d dwellings inc	lude flats, un	its and apartm	ents plus		

semi-detached, row and terrace houses.

(b) Index reference period of each index: 2011-12 = 100.0.

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
•••••		• • • • • • • • •	• • • • • • • •				• • • • • • • • •	
	MEDI	AN PRICE	S OF EST	ABLISHE	D HOUSE	TRANSFE	ERS	
2010								
December	620.0	520.0	460.0	410.0	500.0	345.0	545.0	534.5
2011								
March	575.0	485.0	450.0	400.0	500.0	338.0	510.0	530.0
June	592.0	502.5	442.0	395.0	485.0	330.0	500.0	533.0
September	r567.0	r487.0	r433.0	r390.0	470.0	335.0	r497.0	r490.0
December	r532.8	r495.0	r430.0	385.0	r480.0	r337.5	r515.0	r500.0
2012								
March	r608.0	r476.0	r430.0	r381.8	r489.8	345.0	r525.0	r515.0
June	r606.0	r485.0	r435.0	385.0	r499.0	r330.0	r543.5	r493.0
September	r585.0	r479.5	r435.0	r386.0	r495.0	r315.0	r540.0	r504.0
December	r642.0	r506.0	r440.0	r395.0	r510.0	r331.0	r561.0	r522.0
2013								
March	r615.0	r485.0	r440.0	r395.0	r520.0	r341.0	r530.0	r510.0
June	650.0	497.0	443.0	395.0	529.0	330.0	540.0	512.5
September	nya	nya	nya	nya	nya	nya	nya	nya
December	nya	nya	nya	nya	nya	nya	nya	nya
	MEDIA	N PRICE (	OF ATTAC	HED DWE	ELLINGS	<b>TRANSFE</b>	RS(a)	
2010								
December	487.6	460.0	385.0	335.0	410.0	288.0	412.5	424.9
2011								
March	479.0	445.0	379.0	339.0	405.0	291.5	391.3	415.0
June	485.0	450.0	382.5	328.5	405.0	294.0	405.0	415.0
September	480.0	437.5	370.0	320.0	395.0	272.5	390.0	425.0
December	458.0	430.0	380.0	329.9	400.0	275.0	383.0	414.0
2012								
March	497.5	425.0	375.0	317.5	406.0	267.5	410.0	415.0
June	495.0	422.0	379.0	315.0	400.0	285.0	410.0	417.0
September	478.0	420.0	380.9	325.0	400.0	275.0	405.0	410.0
December	505.3	435.0	375.0	325.0	410.0	293.0	399.0	415.0
2013								
March	500.0	425.0	382.0	325.0	430.0	270.0	425.0	410.0
June	515.0	435.0	375.0	334.5	425.0	280.0	440.5	415.0
September	nya	nya	nya	nya	nya	nya	nya	nya
December	nya	nya	nya	nya	nya	nya	nya	nya

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(a) Attached dwellings includes flats, units and apartments plus semi-detached, row and terrace houses.

NUMBER OF ESTABLISHED HOUSE AND ATTACHED DWELLING TRANSFERS(a)

\_\_\_\_\_

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra
	no.	no.	no.	no.	no.	no.	no.	no.
• • • • • • • • • • • •	NUM	BER OF I	ESTABLIS	HED HOU	JSE TRAN	NSFERS		
2010–11	44 120	50 226	25 143	15 523	20 896	3 234	1 140	4 554
2011–12	r45 692	r49 113	r26 040	r14 454	r22 751	r2 871	r1 606	r4 677
2012–13	r47 532	r52 838	r31 033	r15 523	r28 389	r3 063	r1 741	r4 651
	NUM	BER OF I	ESTABLIS	HED HOU	JSE TRAM	NSFERS		
2010								
December	11 704	13 141	6 385	4 009	4 959	837	277	1 324
2011								
March	9 917	10 767	5 874	3 719	5 661	849	270	1 001
June	11 165	12 686	5 954	3 667	5 145	708	315	1 187
September	r11 397	r11 960	r6 615	r3 566	r5 454	r680	r335	r1 201
December	r13 938	r12 771	r6 446	r3 556	r5 782	r769	r425	r1 208
2012								
March	r9 564	r11 691	r6 810	r3 672	r5 994	r747	r458	r1 093
June	r10 793	r12 691	r6 169	r3 660	r5 521	r675	r388	r1 175
September	r11 414	r12 015	r7 792	r3 623	r6 085	r673	r432	r1 075
December	r12 233	r13 926	r7 488	r3 834	r6 465	r783	r424	r1 204
2013								
March	r10 768	r12 141	r7 537	r3 825	r7 904	r806	r449	r1 087
June	13 117	14 756	8 216	4 2 4 1	7 935	801	436	1 285
September	nya	nya	nya	nya	nya	nya	nya	nya
December	nya	nya	nya	nya	nya	nya	nya	nya
	NUM	BER OF A	ATTACHEI	D DWELLI	NG TRAN	NSFERS		
2010–11	41 776	29 752	9 069	6 210	7 495	1 163	775	4 312
2011–12	40 216	23 539	10 274	5 201	7 859	856	920	3 339
2012–13	37 216	21 647	10 570	5 824	9 403	950	1 119	3 039
• • • • • • • • • • • •	NUM	BER OF A	ATTACHE	D DWELLI	NG TRAN	NSFERS		
2010								
December	10 797	7 410	2 348	1 554	1 856	315	186	1 108
2011								
March	9 188	5 680	2 039	1 519	1 968	294	142	1 103
June	10 384	7 118	2 064	1 522	1 861	278	209	1 146
September	10 565	6 375	2 397	1 371	1 767	217	176	871
December	12 743	6 665	2 523	1 284	1 987	177	238	887
2012								
March	7 580	5.040	2 805	1 287	2 1/0	230	261	782
lune	9 319	5 4 5 9	2 505	1 259	1 965	200	201	702
September	9 1 7 4	5 302	2 789	1 309	2 201	220	296	828
December	9 304	5 573	2 592	1 394	2 165	197	264	776
2012						-	-	-
2013 Marah	8 701	1 979	2 5/0	1 510	2 520	0E0	260	69F
lune	10 037	4013 5 800	2 049 2 6/0	1 600	2 000 2 507	202 252	209 270	750
September	10 001 nva	5 5 5 5 5 nva	2 040 nv2	1 002 nva	2 JU1	nva	∠10 nva	nva
December	nva	nva	nva	nva	nva	nva	nva	nva
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(a) Attached dwellings includes flats, units and apartments plus semi-detached, row and terrace houses.

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
		TOTAL	VALUE OF	RESIDEN	TIAL DWEL	LINGS (\$m	)		
2011									
2011 Sontombor	1 525 010 0	1 161 260 2	765 101 2	074 40E 0	404 252 4	70.015.0	20 607 4	70 214 2	4 410 054 0
December	1 535 219.2 1 523 085.2	1 151 369.3 1 154 289.4	762 739.5	278 424.3	494 352.4 493 336.4	70 315.2 71 619.5	38 687.4 35 139.3	79 314.2 81 894.6	4 400 528.1
2012									
March	1 559 361.3	1 143 877.6	758 686.5	274 134.8	505 891.6	70 580.3	34 682.1	80 933.4	4 428 147.6
June	1 577 280.7	1 150 030.9	763 457.8	275 411.8	506 497.2	68 526.2	34 361.8	81 422.5	4 456 988.8
September	1 559 024.7	1 136 055.0	772 111.0	274 426.7	516 171.2	67 739.2	35 229.2	80 569.3	4 441 326.2
December	1 614 343.8	1 165 316.5	775 683.3	275 396.9	530 665.2	69 515.3	38 140.7	84 485.0	4 553 546.9
2013									
March	r1 642 210 0	r1 18/ 710 1	r779 274 0	r278 //1 5	r5/13 073 2	r68 788 6	r37 506 5	r82 /13 /	r/1 616 /26 3
luno	11 042 210.0	r1 202 268 0	790 404 6	278 441.3	1545 075.2	r60 752 6	137 300.3	102 413.4	r4 702 002 6
Sontombor	n1 740 259 0	n1 203 200.9	n 202 104 2	1210 913.0	1557 024.7	n70 759 9	137 090.0	100 000.0	14 703 902.0
December	p1 749 300.2	p1 243 601.2	p803 194.2	p280 312.3	p500 500.0	p70750.0	p30 130.0	poo 121.3	p4 032 730.7
December	pr 830 399.0	pi 28i 355.9	p829 512.0	p268 307.8	p362 526.7	p12 398.0	p39 031.1	por 450.2	p5 017 041.4
••••			• • • • • • • • • • •	• • • • • • • • • •		• • • • • • • • • •	• • • • • • • • •		•••••
		MEAN	PRICE OF F	RESIDENTI	AL DWELLI	NGS (\$'00	0)		
2011									
September	540.8	512.6	428.8	379.9	524.8	305.1	522.7	547.5	490.8
December	535.3	506.6	425.7	384.3	521.4	310.0	472.5	561.5	486.9
2012									
March	547 1	500.0	422.4	377.4	532.4	304 7	464 6	553.0	488.6
lune	552.2	500.2	423.2	378.1	530.4	295.2	457.3	552.2	489.9
Sentember	544.6	491.8	426.3	375.7	537.9	200.2	466.8	543.1	486.4
December	562.2	502.0	426.4	376.1	550.8	291.2	502.3	565.0	496.8
December	502.2	502.0	420.4	570.1	000.0	200.0	302.5	000.0	400.0
2013									
March	r570.7	r508.1	r427.3	r379.6	r561.7	r294.3	r491.5	r546.3	r502.1
June	r583.0	r513.8	r431.0	r379.3	r573.7	r298.0	r495.0	r565.4	r509.8
September	p604.7	p528.4	p436.8	p380.2	p574.2	p301.7	p496.2	p566.4	p521.7
December	p633.2	p542.0	p448.9	p389.7	p593.2	p307.6	p505.8	p568.3	p539.4
		NUM	IBER OF RE	SIDENTIA		GS ('000)			
2011									
September	2 839.0	2 265.6	1 784.5	722.3	942.0	230.5	74.0	144.9	9 002.7
December	2 845.1	2 278.3	1 791.7	724.6	946.3	231.1	74.4	145.8	9 037.2
0010									
2012	0.050.0	0 007 7	4 700 0	700.0	050.0	001.0	747	4 4 9 4	0 000 4
warch	2 850.3	2 287.7	1 796.2	726.3	950.2	231.6	74.7	146.4	9 063.4
June	2 856.3	2 299.2	1803.9	728.5	954.9	232.1	75.1	147.5	9 097.6
September	2 862.8	2 309.8	1 811.2	730.4	959.5	232.6	75.5	148.3	9 130.2
December	28/1.2	2 321.6	1 819.0	732.2	963.4	233.3	75.9	149.5	9 166.1
2013									
March	r2 877.3	r2 331.5	r1 823.7	733.6	966.8	233.7	76.3	150.9	r9 193.9
June	r2 884.7	r2 342.0	r1 831.5	r735.4	r970.9	r234.1	r76.6	r151.8	r9 226.9
September	p2 893.0	p2 353.8	p1 838.8	p737.4	p975.8	p234.5	p76.9	p153.1	p9 263.4
December	p2 900.3	p2 364.3	p1 847.8	p740.0	p982.0	p235.4	p77.2	p153.9	p9 300.7
• • • • • • • • • • •					• • • • • • • • • •	• • • • • • • • • •			
p preliminary fi	gure or series subj	ect to revision		(	c) Component	s in this table ca	nnot be combin	ed due to round	ling.

р preliminary figure or series subject to revision

revised

(a) Includes land.

(b) Includes all sectors.

(d) Revisions apply to estimates previously published in the Information Paper.



of eight capital cities

DIFFERENCE BETWEEN FINAL ESTMATE AND: 2nd 1st Final 1st 2nd estimate estimate estimate estimate estimate no. no. no. pts pts . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . INDEX POINTS INDEX NUMBER 2013 June 105.5 106.0 105.7 0.2 -0.3 September 108.0 108.2 nya nya nva December 111.9 nya nya nya nya ANNUAL PERCENTAGE CHANGE<sup>(B)</sup> PERCENTAGE POINTS 2013 5.1 5.6 5.3 0.2 -0.3 June September 7.8 8.0 nya nya nya December 9.3 nya nya nya nya QUARTERLY PERCENTAGE CHANGE<sup>(C)</sup> PERCENTAGE POINTS 2013 2.3 2.8 2.5 0.2 -0.3 June September 1.9 2.4 nya nya nya December 3.4 nya nva nya nya 

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(a) Index reference period of each index: 2011-12 = 100.0.

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

(c) Percentage change from previous quarter.

(d) Revisions to the HPI and ADPI available on the website.

### EXPLANATORY NOTES

### EXPLANATORY NOTES

**1** This publication and the associated time series spreadsheets are available on the ABS website <http://www.abs.gov.au> and contain a range of Residential Property Prices Indexes (RPPIs) and related statistics. Definitions of the terms used in this publication and spreadsheets are provided in the glossary.

**2** Residential property prices are of significant interest to policy makers, market analysts and researchers for a range of economic and social reasons. This is because the housing market plays an important role in the Australian economy.

**3** RPPIs measure price change of the stock of residential dwellings over time. The ABS RPPIs serve the dual purpose of:

- (a) a macroeconomic indicator of residential property price inflation; and
- (b) supporting the compilation of the non-financial assets component of the
- Household Balance Sheet in the Australian System of National Accounts (ASNA).

**4** The ABS has compiled a House Price Index since 1986. A significant review of the HPI occurred in 2004. Several improvements to the HPI were implemented as a result of this review and a new series (Series 1) of the HPI was introduced in the September quarter 2005 issue (with improvements applied back to the March quarter 2002). The most significant change was the introduction of a stratification approach<sup>1</sup> to compile the HPI. For more information on the 2004 review, see *Information Paper: Renovating the Established House Price Index, November 2005* (cat. No. 6417.0).

**5** The historical series, from 1986 to 2005, continues to be available as an indicator of established house price movements over a longer period. This historical series is not directly comparable to the existing HPI series post 2002 due to the change in methodology resulting from the 2004 review.

**6** The next HPI review commenced in 2007. This review refined the stratification method and updated the dwelling stock values using 2006 Census data. The 2007 review to the HPI was introduced in the December quarter 2008 issue, creating Series 2, and linked to Series 1 at the March quarter 2008.

**7** The latest review commenced in 2012 and has resulted in the expansion in scope beyond the existing HPI to include attached dwellings and produce an aggregate RPPI. The dwelling stock values have also been updated using data from the 2011 Census. This third series (i.e. Series 3) was introduced in the December quarter 2013 issue and linked to Series 2 at the March quarter 2013. The index reference period for all indexes have also been updated to 2011-12 = 100 in the December quarter 2013 issue.

**8** The suite of Residential Property Price Indexes (from now on referred to collectively as 'the indexes') is:

- A Residential Property Price Index (RPPI);
- An Established House Price Index (HPI); and
- An Attached Dwellings Price Index (ADPI).

**9** The RPPI is an aggregation of the HPI and the ADPI and measures the price change in all residential dwellings within the eight Greater Capital City Statistical Areas (GCCSAs). Index numbers and percentage changes for the RPPI are presented in Table 1.

**10** The HPI measures the price change in all established detached houses on their own block of land and is compiled for the eight GCCSAs. Index numbers and percentage changes for the HPI are presented in Table 2.

**11** The ADPI measures the price change of attached dwellings within the eight GCCSAs. Dwellings in scope of the index are:

- flats, units and apartments; and
- semi-detached, row and terrace houses.

1 See paragraphs 22 - 24 for a detailed description of the index methodology, including an outline of the stratification approach.

Price Indexes and related statistics

Price Indexes and related statistics continued

**12** Index numbers and percentage changes for the ADPI are presented in Table 3.

**13** Estimates are also available for median price and transfer counts of established houses and attached dwellings for capital cities (Tables 4 and 5). Additional outputs for median price and transfer counts for the rest of state for established houses and attached dwellings are available in a time series spreadsheet on the ABS website.

**14** The total value of all residential dwellings estimates are presented in Table 6. Values of dwellings and land are used in the compilation of the non-financial assets component of the household balance sheet published annually in the *Australian System of National Accounts* (ASNA) (cat. no. 5204.0 publication) and quarterly in the *Australian National Accounts: Financial Accounts* (cat. no. 5232.0).

**15** For more detailed information on residential property price indexes and related statistics than is provided in these explanatory notes refer to *Information Paper: Forthcoming Changes to House Price Indexes: Eight Capital Cities* (cat.no.6416.0.55.002) and *House Price Indexes: Concepts, Sources and Methods, Australia, 2009* (cat. no. 6464.0).

SCOPE AND COVERAGE16 The scope of the RPPIs is all residential properties in the eight GCCSAs. The scope<br/>is restricted to those dwellings where the primary purpose is residential (i.e. excluding<br/>commercial properties) regardless of ownership and tenure of the occupants (i.e.<br/>including government owned properties and properties owned by private landlords).

**17** The definition of dwelling structure type for the purpose of the RPPI is consistent with the ABS classifications: the *Functional Classification of Building 1999* (Revision 2011) (cat. no. 1268.0.55.001), which is used in building activity statistics; and the Dwelling Structure Classification which is used in the Census of Population and housing (refer to *Census Dictionary,2011* (cat. no. 2901.0)).

**18** Dwellings in scope of the RPPI are:

- Ordinary detached house;
- House with office;
- House with flat;
- Rural residential houses (within a capital city and not part of a farming business);
- Semi-detached, row and terrace houses;
- Townhouses; and
- Flats, units and apartments.

**19** The GCCSAs capture the socio-economic extent of the State/Territory capital cities for statistical purposes. For more detail please see *Australian Statistical Geography Standard (ASGS)* (Vol 1, cat. no. 1270.0.55.001). From the December quarter 2013 issue all references to capital cities are defined by the ASGS GCCSA. Historical naming conventions (i.e. Sydney rather than Greater Sydney) have been maintained in this publication. A time-series will be maintained but users should exercise caution in interpreting medians and numbers of house transfers over time as historical data will reflect capital city boundaries as previously defined. This is particularly significant for Canberra where the capital city is now defined to be the whole of the ACT.

**20** Where table headings indicate the estimates relate to the rest of state or whole of state the ASGS classification is used to determine boundaries. For example, the total value of the dwelling stock relates to each state or territory.

**21** Sales prices of established houses and attached dwellings 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.

DATA SOURCES Methodology	<sup>22</sup> The ABS employs a straincation approach to complet the KPPIs. The straincation approach separates the total sample of residential properties into a number of sub-samples or strata. Dwelling transactions are stratified by dwelling type, long term median price and Socio-economic Index for Areas score. Each quarter, the strata are re-valued by applying a price relative (i.e. the current period median price of the stratum compared to the previous period median price of the same stratum) to the value of the dwelling stock for that stratum to produce a current period stratum value. The current period values of each stratum are then summed to derive the current value of the total dwelling stock in the capital city. Index numbers are subsequently derived from the total values.
	<b>23</b> When the number of price observations available for a stratum is nil or extremely low in a quarter, a price movement for the stratum is derived using imputation methods based on price movements of other strata.
	<b>24</b> More information on the stratification methodology is available in the <i>Information Paper: Forthcoming Changes to House Price Indexes: Eight Capital Cities</i> (cat.no.6416.0.55.002) and <i>House Price Indexes: Concepts, Sources and Methods, Australia, 2009</i> (cat. no. 6464.0).
Data source	<b>25</b> All Australian residential property sales data are provided by State and Territory Land Titles Office or Valuers General Office in each capital city (collectively referred to as VGs). Typically, several weeks elapse from the time an agreement is reached between two parties to sell/purchase a residential property and the ABS receiving the data relating to the transaction. To address this delay, the ABS supplements VGs data with mortgage lenders data to produce index series in the two most recent quarters.
Preliminary and Final Index series	<ul><li>26 Index series in the two most recent quarters are considered preliminary and are subject to revision. For the HPI the two most recent quarters are a combination of mortgage lenders data and VGs data (with the exception of the second most recent quarter for the NT where only VGs data is used). For the ADPI the most recent quarter uses a combination of VGs data for the first two months of the quarter and mortgage lenders data for the most recent month of the quarter (except in WA where all VGs data is used). For the second most recent quarter for the ADPI only VGs data is used. However as this data is not yet complete, the index may still be further revised.</li></ul>
	<b>27</b> Index series in the third most recent quarter following the reference period are compiled from VGs data only. These index series are considered Final and are not revised.
Weights	<b>28</b> The weights underpinning the indexes are based on the total value of dwellings (including land) in scope of the indexes. The weights are updated at roughly five yearly intervals to take account of changes in the quantity (number) of dwellings. Dwelling counts are obtained from the five yearly Census of Population and Housing and are combined with mean prices calculated from VGs data to produce new weights for the indexes. The most recent weights are published in the December quarter 2013 issue.
TOTAL VALUE OF DWELLING STOCK Methodology	<b>29</b> Estimates of the Total Value of the Dwelling Stock (TVDS) are available in Table 6. The TVDS is comprised of three outputs: the mean price of residential dwellings; the number (or quantity) of residential dwellings; and the total value of residential dwellings (which is an aggregation of the price and quantity components). Dwellings in scope of the value of the dwelling stock is the same as the RPPI, however, geographic coverage is expanded to the whole of state.
	<b>30</b> As with the price indexes, the TVDS uses a stratification approach. Price, quantity and value information is stratified by location (based on Statistical Area Level 2 (SA2) from the ASGS) and dwelling type (established houses and attached dwellings).

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Methodology continued	<b>31</b> A representative price for all dwellings in the stock is obtained from information on dwellings sold during the reference period. Price information from dwellings sold is used to represent the price of all dwellings not sold during the period. A quarterly mean dwelling price by geographic area and by dwelling type for all strata is calculated.				
	<b>32</b> The number of residential dwellings is calculated by taking counts of dwellings from the latest Census and adjusting these counts for net additions to the stock since the last Census. These net additions are calculated by taking completions data from <i>Building Activity, Australia</i> (8752.0) and adjusting completions data by the long term realisation rate (i.e. the long term average rate at which completions result in net additions to the stock).				
	<b>33</b> The total number of residential dwellings is calculated at the state level and pro-rated down to each SA2. As completions data are not available in time for use in compiling the most recent quarters estimates, quantity information is modelled using historical trends in the latest quarter.				
	<b>34</b> To compile the TVDS, price and quantity data is combined in each SA2 and then aggregated up to the state/territory and national level. Information from the Census is used to further break down total value information into Household and Non-Household sector ownership.				
Data source	<b>35</b> Information on the price of dwellings is sourced from the same VGs dataset used to compile the indexes. The main source of data for the number of residential dwellings is the Census of Population and Housing.				
Preliminary and Final series	<b>36</b> To enable the timely publication of data on the value of the dwelling stock, the movements of the RPPI (at the capital city level) are used as a proxy for movements in the mean prices (at the state level) for the most recent two quarters. This results in the TVDS estimates being Preliminary in these periods and being Final in the third most recent quarter.				
	<b>37</b> Further information on the methodology used to compile TVDS is available in Chapter 4 of <i>Information Paper: Forthcoming Changes to House Price Indexes: Eight Capital Cities</i> (cat.no.6416.0.55.002).				
INTERPRETING OUTPUTS Price indexes, unstratified medians and transfers	<b>38</b> In addition to the release of stratified and weighted price indexes for each capital city, the ABS publishes, for each capital city and the rest of state, the median price of all established houses and attached dwellings transfers, and the number of established houses and attached dwellings transfers (Tables 4 and 5). Both these series are based on all available VGs residential property sales data. They are only produced for those quarters for which final index estimates are available. As the ABS receives more VGs data, the median prices and the number of houses and attached dwellings transfers are revised as necessary. The usual practice is to update the most recent eight quarters of published figures.				
	<b>39</b> The median prices are calculated 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.				
	<b>40</b> The number of transfers of established houses and attached dwellings provides an indication of the level of sales activity for each quarter.				
Comparing Indexes to Total Value of dwelling outputs	<b>41</b> Users should exercise caution in comparing price movements in the indexes and changes in the value of the dwelling stock and its components. The indexes are designed to measure the change in value of the stock of dwellings in the capital cities fixed at the last Census, whereas TVDS is designed to measure the current value of the dwelling stock in the States and Territories. As such, movements in the value of the dwelling stock				

Comparing Indexes to Total Value of dwelling outputs continued

Comparing Medians and Means

numbers

Rounding

are a result of changes in the price and quantity of dwellings. Movements in the indexes represent price change only.

**42** Users should exercise caution when comparing the unstratified median prices published in Table 4 and the mean value of dwellings published in Table 6. The unstratified median price (for established houses and attached dwellings) of dwelling transfers over the reference period is the mid point of all properties bought/sold in the period. This means that half of all properties (in the same region and of the same dwelling type) bought/sold in the period did so at a price below the median, the other half had a price above the median. In contrast, the mean value of residential dwellings represents what the average dwelling value was in the reference period. The mean value is derived by taking the total value of residential dwellings and dividing by the estimated number of dwellings in the stock. The mean values are calculated across the whole of state and for all dwelling types, in comparison to the medians which are calculated for individual dwelling types and for the capital city and rest of state separately.

Analysis of changes in index **43** 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:

> Established Houses: Sydney index numbers (see Table 2) -December Quarter 2012 103.4 less September Quarter 2012 100.9 equals change in index points 2.5 Percentage change 2.5/100.9 X 100 = 2.5%.

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

- movements between consecutive financial years (where the index numbers for financial years are simple averages of the quarterly index numbers);
- movements between corresponding quarters of consecutive years; and
- movements between consecutive quarters.

**45** The published index numbers have been rounded to one decimal place, and the percentage changes (also rounded to one decimal place) are calculated from the rounded index numbers.

46 For the total value of the dwelling stock, mean prices are calculated from unrounded figures and subsequently rounded. Therefore, estimates of the components of TVDS published in Table 6 cannot be combined to replicate the total values.

Reliability of Indexes 47 The number of price observations available to compile the indexes each quarter depends on market activity. For the smaller capital cities (Hobart, Darwin and Canberra) there are occasions when strata have low numbers of price observations. Rather than suppress publication of the series they are included as the long term trends are considered reliable. Care should be exercised when analysing the indexes quarter-to-quarter movements of the smaller capital cities.

REVISIONS **48** The process of presenting preliminary and final indexes and related statistics has been outlined in the relevant sections of these explanatory notes.

> **49** Once the estimates are final, revisions would only occur in exceptional circumstances, such as to correct a significant error.

DISCONTINUED SERIES **50** The September quarter 2013 was the final release of the following outputs in the House Price Index: Eight Capital Cities (cat. no. 6416.0) publication:

DISCONTINUED SERIES continued	<ul> <li>Project homes (Tables 3 and 4);</li> <li>Input to the house construction industry (Tables 5 and 6);</li> <li>Construction industry total hourly rates of pay (Tables 5 and 6); and</li> <li>National accounts private housing investment (Tables 5 and 6).</li> <li><b>51</b> The Project Homes price index is published in <i>Consumer Price Index, Australia</i> (cat. no. 6401.0) in Tables 7 and 11 of the time series spreadsheets as a component of 'New dwelling purchase by owner-occupiers'.</li> <li><b>52</b> The Input to House Construction industry is published in <i>Producer Price Indexes, Australia</i> (cat. no. 6427.0) in Table 18 of the time series spreadsheet.</li> </ul>					
	<b>53</b> The Construction Industry Total hourly rates of pay is published in <i>Wage Price Index, Australia</i> (cat. no. 6345.0) in Table 5b of the time series spreadsheet.					
	<b>54</b> National Accounts Private Housing Investment will no longer be regularly published by the ABS but is available upon request.					
RELATED PUBLICATIONS	<b>55</b> Current publications and other products released by the ABS are listed on the ABS website <http: www.abs.gov.au="">. The ABS also issues a daily Release Advice on the website which details products to be released in the week ahead.</http:>					
ABBREVIATIONS	'000 thousand					
	ABS Australian Bureau of Statistics					
	ADPI Attached Dwellings Price Index					
	ASGC Australian Standard Geographical Classification					
	ASGS Australian Statistical Geography Standard					
	b billion (one thousand million)					
	GCCSA Greater Capital City Statistical Area					
	HPI House Price Index					
	m million					
	RPPI Residential Property Price Index					
	SD statistical division					
	SEIFA Socio-Economic Indexes for Areas					
	VGs Valuers-General					

# **APPENDIX 1** RE-REFERENCING THE RESIDENTIAL PROPERTY PRICE INDEXES

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	1 From the December quarter 2013, the ABS Residential Property Price indexes have been re-referenced and are now presented with an index reference period of $2011-12 = 100.0$ .					
	2 The Index reference per	<i>riod</i> is the perio	od for which a price	index is set to 100.0.		
	<ul> <li>3 Re-referencing is the process which sets a new index reference period for a price index. The ABS changes the index reference period of its suite of price indexes from time to time. This is for presentation, interpretability and accuracy reasons. Index numbers lose relevance over time as an index moves significantly from the index reference period (i.e. extremely low values). When new indexes are developed the index reference period is changed so that all indexes are presented on a consistent basis.</li> <li>4 The ABS has published conversion factors in Table A1.2 'RPPI conversion factors, from index reference period 2003-04 to 2011-12'. This enables users to convert previously published time series to the new index reference period or to convert index numbers on the new index reference period to an old time series index reference period.</li> </ul>					
SERIES TO THE CURRENT INDEX REFERENCE PERIOD	index reference period involves rescaling the index numbers. This is achieved by applying conversion factors to the previous period index reference period series. Conversion factors are calculated by the ratio of the index numbers on the previous index reference period ( $2003-04 = 100.0$ ) to the index numbers on the new index reference period ( $2011-12 = 100.0$ ). Index numbers for financial years are calculated as the simple (arithmetic) averages of the four quarterly index numbers for that financial year.					
	TABLE A1.1 RPPI, WE INDEX NUMBERS	IGHTED AVE	RAGE OF EIGHT	CAPITAL CITIES,		
	Period <b>2010–11</b>	Index reference period 2003-04=100 (old)	Index reference period 2011-12=100 (new)			
	March quarter 2011 June quarter 2011	145.5 144.4	102.7 102.0			
	· · · · · · · · · · · · · · · · · · ·					
	2011–12 September quarter 2011	141.9	100.2			
	2011–12 September quarter 2011 December quarter 2011 March quarter 2012	141.9 140.8 141.5	100.2 99.4 100.0			
	2011–12 September quarter 2011 December quarter 2011 March quarter 2012 June quarter 2012 Financial year 2011–12	141.9 140.8 141.5 142.1 (a)141.6	100.2 99.4 100.0 100.4 (b)100.0			
	2011–12 September quarter 2011 December quarter 2011 March quarter 2012 June quarter 2012 Financial year 2011–12	141.9 140.8 141.5 142.1 (a)141.6	100.2 99.4 100.0 100.4 (b)100.0			

Rounded conversion factor = 100.0/141.6 = 0.7062Index number for the September quarter 2011 (index reference period 2003-04 = 100.0) = 141.9

## **APPENDIX 1** RE-REFERENCING THE RESIDENTIAL PROPERTY PRICE INDEXES *continued*

CONVERTING A PRICE INDEX Index number for the September quarter 2011 (index reference period 2011-12 =SERIES TO THE CURRENT 100.0) = 141.9 x 0.7062 = 100.2 INDEX REFERENCE PERIOD 8 The conversion factor may be used to convert any historical *Residential Property* continued Price Indexes, weighted average of eight capital cities index numbers to the new index reference period. Different conversion factors will be required for each index series. 9 NOTE: The above example is calculated using the published index numbers that have been rounded to one decimal place. The ABS has calculated the conversion factors from unrounded index numbers, to obtain a greater degree of precision. The conversion factors used to calculate the published index series on the new reference period are available electronically in Table A1.2 'RPPI conversion factors, from index reference period 2003-04 to 2011-12'. CONVERTING 10 Similarly, to convert index numbers on the new index reference period back to the **RE-REFERENCED SERIES** old index reference period will also require rescaling of index numbers. The conversion BACK TO THE PREVIOUS factors to achieve this are obtained by taking the inverse of the previously described INDEX REFERENCE PERIOD conversion factor. 11 Using the example above, a conversion factor is calculated as follows: Rounded conversion factor = 141.6/100.0 = 1.416Index number for the September quarter 2011 (index reference period 2011-12 =100.0) = 100.2Index number for the September quarter 2011 (index reference period 2003-04 = 100.0) = 100.2 x 1.416 = 141.9 12 The conversion factor may be used to convert any historical Residential Property Price Indexes, weighted average of eight capital cities index number to the old index reference period. Once again, different conversion factors will be required for each index series. ROUNDING 13 Index numbers and percentage changes are always published to one decimal place, with the percentage changes being calculated from the rounded index numbers. A consequence of re-referencing price indexes is that period-to-period percentage changes may differ to those previously published. These differences do not constitute a revision of the index series and are the effect of the rounding and the re-referencing process. There may also be differences between user calculations and published values due to the greater level of precision of the values used in calculations performed by the ABS. 14 Different conversion factors apply for each index series and capital city and for each analytical series. For example, the conversion factor for the Attached Dwellings Price Index, Perth will differ from the factor for the House Price Index, Perth and for the Attached Dwellings Price Index, Sydney. 15 The ABS provides further information on re-referencing in Chapter 10 of House Price Indexes: Concepts, Sources and Methods (cat.no.6464.0).

# **APPENDIX 1** RE-REFERENCING THE RESIDENTIAL PROPERTY PRICE INDEXES *continued*

ROUNDING continued

# TABLE A1.2 RPPI CONVERSION FACTORS, from index reference period 2003-04 to 2011-12

	Old to New	New to Old
RPPI		
Sydney	0.8625	1.1595
Melbourne	0.6110	1.6366
Brisbane	0.6900	1.4493
Adelaide	0.6421	1.5575
Perth	0.5127	1.9503
Hobart	0.6705	1.4914
Darwin	0.4363	2.2928
Canberra	0.6979	1.4328
Eight Capital Cities	0.7063	1.4159
HPI		
Sydney	0.8754	1.1424
Melbourne	0.6009	1.6640
Brisbane	0.6969	1.4348
Adelaide	0.6431	1.5551
Perth	0.5123	1.9519
Hobart	0.6644	1.5049
Darwin	0.4474	2.2359
Canberra	0.6927	1.4437
Eight Capital Cities	0.7008	1.4266
ADPI		
Sydney	0.8341	1.1988
Melbourne	0.6511	1.5359
Brisbane	0.6577	1.5205
Adelaide	0.6390	1.5650
Perth	0.5160	1.9377
Hobart	0.7006	1.4273
Darwin	0.4008	2.4951
Canberra	0.7203	1.3883
Eight Capital Cities	0.7259	1.3775

ABS  $\cdot$  RESIDENTIAL PROPERTY PRICE INDEXES: EIGHT CAPITAL CITIES  $\cdot$  6416.0  $\cdot$  Dec QTR 2013 23

# **APPENDIX 2** UPDATING THE WEIGHTS AND STRATIFICATION VARIABLES IN THE RPPIS

	1. The purpose of this appendix is to describe the process of the second term data the second terms of t
INTRODUCTION	and the variables used to stratify the indexes. This process used to update the weights (a) provide a robust and accurate macroeconomic indicator of residential property price inflation; and (b) support the compilation of the non-financial assets component of the Household Balance Sheet in the Australian System of National Accounts (ASNA).
	2 Every five years, following the availability of data from the Census of Population and Housing, an index review is undertaken to update the quantities of dwellings that underpin the weights of the indexes. It also provides an opportunity to update the variables used to stratify the indexes. The most recent index review occurred in relation to data from the 2011 Census and has resulted in the introduction of Series 3 of the indexes from the December quarter 2013 issue.
STRATIFICATION	3 The RPPI, HPI and ADPI all use a stratification approach to control for changes in the composition of properties bought and sold over the reference period.
	4 The method of stratification used for Series 3 has not changed as a result of the index review. This means that suburbs continue to be grouped into strata based on their long term median price (the median price of the suburb between the 2006 and 2011 Census) and their Socio-Economic Index for Areas (SEIFA) score (2011) on the Index of Relative Advantage and Disadvantage. This approach balances homogeneity of suburbs within the same stratum with sufficient sales observations to construct reliable measures of price movements. For further information on the stratification approach used in the Indexes, see <i>Information Paper: Forthcoming Changes to House Price Indexes: Eight Capital Cities</i> (cat.no.6416.0.55.002) and <i>House Price Indexes: Concepts, Sources and Methods,</i> <i>Australia, 2009</i> (cat. no. 6464.0).
	5 As a result of the updated variables for stratification, the number of strata in each city has changed for both the HPI (except Darwin) and the ADPI.
	TABLE A2.1 NUMBER OF STRATA, Series 3 (from the June quarter 2013)
	HPI ADPI
	Sydney2312Melbourne1913Brisbane139Adelaide138Perth1310Hobart84Darwin67Canberra108
	6 For information on the number of strata for the previous series of indexes, please consult <i>House Price Indexes: Concepts, Sources and Methods</i> (cat.no.6464.0) and the feature article, Experimental Other Dwellings Price Index in the June quarter 2012 issue of <i>House Price Indexes: Eight Capital Cities</i> (cat. no. 6416.0).
NEW WEIGHTS	7 The weights underpinning the indexes are based on the value of dwellings (including land) in scope of the indexes. The weights are expressed in terms of stock values. While the underlying quantities (i.e. number of dwellings) are held constant from period to period, the stock values are updated each period to reflect the changes in prices. The strata for the HPI and ADPI are re-valued each quarter by applying a price relative (i.e. the current period median price of the stratum compared to the previous period median price of the same stratum) to the value of the dwelling stock for that stratum to produce a current period stratum value. The current period values of each stratum are then summed to derive the current value of the total dwelling stock in the capital city. Index numbers are subsequently derived from the total values

NEW WEIGHTS continued

8 Over time the number of dwellings in a city will change. To maintain the indexes relevance, it is necessary to update the quantities which underpin the dwelling stock weights. This reweight utilised dwelling counts from the 2011 Census of Population and Housing to derive values to replace those calculated with data from the 2006 Census. The quantities have been valued with the March quarter 2013 mean prices to produce new weights for the indexes. A more detailed explanation of how weights are derived can be found in Chapter 7 of *House Price Indexes: Concepts, Sources and Methods, Australia* (cat. no. 6464.0)

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9 The indexes are available for each of the eight Capital cities. The Capital cities in Series 3 are defined by the Australian Statistical Geography Standard (ASGS) level of the Greater Capital City Statistical Areas (GCCSA) as used in the 2011 Census. The new geography standard introduces changes to the capital city boundaries. For more information see Australian Statistical Geography Standard (ASGS) (Vol 1, cat. no. 1270.0.55.001). The following tables show the weights for Series 3 of the indexes.

TABLE A2.2 SERIES 3 WEIGHTING PATTERN, (a), percentage contribution to eight capital cities

	RPPI	HPI	ADPI
Eight Capital			
Cities	100.0	100.0	100.0
Sydney	35.6	32.1	45.8
Melbourne	28.7	29.2	27.2
Brisbane	11.6	12.7	8.6
Adelaide	6.8	7.3	5.3
Perth	13.1	14.4	9.4
Hobart	1.0	1.1	0.6
Darwin	0.8	0.7	0.9
Canberra	2.3	2.4	2.2

(a) Components may not sum to 100.0 due to rounding

## TABLE A2.3 SERIES 3 WEIGHTING PATTERN(a), percentage contribution to RPPI

	RPPI	HPI	ADPI
Eight Capital			
Cities	100.0	74.1	25.9
Sydney	100.0	66.7	33.3
Melbourne	100.0	75.4	24.6
Brisbane	100.0	80.9	19.1
Adelaide	100.0	79.8	20.2
Perth	100.0	81.5	18.5
Hobart	100.0	84.2	15.8
Darwin	100.0	69.1	30.9
Canberra	100.0	75.6	24.4

(a) Components may not sum to 100.0 due to rounding

10 For information on weights for the previous series, please see *House Price Indexes: Concepts, Sources and Methods* (cat.no.6464.0) and the feature article, Experimental Other Dwellings Price Index in the June quarter 2012 publication of *House Price Indexes: Eight Capital Cities* (cat. no. 6416.0).

# **APPENDIX 2** UPDATING THE WEIGHTS AND STRATIFICATION VARIABLES IN THE RPPIS *continued*

IMPLEMENTING THE NEW WEIGHTS AND STRATA	11 Series 3 indexes commence in June quarter 2013, which is the most recent quarter of the final series. The final series consists of index numbers produced with only State/Territory Land Titles Office or Valuers' General Office in each capital city (VGs) data and are not subject to revision (see paragraphs 26 and 27 of the Explanatory Notes for further detail).				
	12 The new price index series with updated weights and variables used to stratify the indexes are joined to the old series to form a continuous series via a process known as chain linking. At the link period, which in this instance is the March quarter 2013, new dwelling stock weights and strata are introduced in parallel to the old basis and median prices are calculated using both the new and old strata. The published index number for the link quarter is produced on the old basis, however movements and index numbers from this quarter on are derived by moving forward the new link period values with price relatives of the new strata.				
IMPACT ON REVISIONS	13 Estimates for the two most recent quarters are preliminary and subject to revision. In this issue, the revisions to the June and September quarters 2013 not only reflect changes in the composition of mortgage lenders and VGs data in the set of prices used to derive medians (the usual reason for revisions) they also reflect changes to the weights of the index, and changes arising from updating the variables used to stratify the indexes.				
IMPACT ON UNSTRATIFIED MEDIANS AND NUMBER OF TRANSFERS	14 The number of transfers and the unstratified medians are not directly impacted by the process of updating the weights and the variables used to stratify the indexes. However, users should note the change in geography from the Australian Standard Geographical Classification to the Australian Statistical Geography Standard when interpreting these data and exercise caution when comparing data across time.				

### APPENDIX 3 CONCORDANCE TABLE

## CONCORDANCE TABLE

	SERIES ID		TABLE NUM	BER
	Old	Current	Old	Current
Residential Property Price Index	Publication	Publication	Publication	Publication
Index Numbers				
Sydney	N/A	A83728383I	N/A	1
Melbourne	N/A	A83728392R	N/A	1
Brisbane	N/A	A83728401F	N/A	1
Adelaide	N/A	A83728410J	N/A	1
Perth	N/A	A83728419C	N/A	1
Hobart	N/A	A83728428F	N/A	1
Darwin	N/A	A83728437J	N/A	1
Canberra	N/A	A83728446K	N/A	1
Weighted Average of Eight Capital Cities	N/A	A83728455L	N/A	1
Percentage Change from Corresponding Quarter of previous year				
Sydney	N/A	A83728389A	N/A	1
Melbourne	N/A	A83728398C	N/A	1
Brisbane	N/A	A83728407V	N/A	1
Adelaide	N/A	A83728416W	N/A	1
Perth	N/A	A83728425X	N/A	1
Hobart	N/A	A83728434A	N/A	1
Darwin	N/A	A83728443C	N/A	1
Canberra Weighted Average of Fight Canital Cities	N/A	A83728452F	N/A	1
weighted Average of Eight Capital Cities	IN/A	A83728401J	IN/A	T
Percentage change from previous quarter				
Sydney	N/A	A83728386V	N/A	1
Melbourne	N/A	A83728395W	N/A	1
Brisbane	N/A	A83728404L	N/A	1
Adelaide	N/A	A83728413R	N/A	1
Perth	N/A	A837284221	N/A	1
Hopart	N/A	A83728431V	N/A	1
Darwin	IN/A	A83728440W	IN/A	1
Valuend Average of Fight Capital Cities	N/A	A837284491	N/A	1
Fact the table of Pice to the	N/A	A03120430V	N/A	T
Index Numbers				
Svdnev	A2333526T	A83728384R	1	2
Melbourne	A2333534T	A83728393T	- 1	2
Brisbane	A2333542T	A83728402J	1	2
Adelaide	A2333550T	A83728411K	1	2
Perth	A2333558K	A83728420L	1	2
Hobart	A2333566K	A83728429J	1	2
Darwin	A2333574K	A83728438K	1	2
Canberra	A2333582K	A83728447L	1	2
Weighted Average of Eight Capital Cities	A2333590K	A83728456R	1	2
Percentage Change from Corresponding Quarter of previous year				
Sydney	A2333531K	A83728390K	2	2
Melbourne	A2333539C	A83728399F	2	2
Brisbane	A2333547C	A83728408W	2	2
Adelaide	A2333555C	A83728417X	2	2
Perth	A2333563C	A83728426A	2	2
Hobart	A2333571C	A83728435C	2	2
Darwin	A2333579W	A83728444F	2	2
Canberra	A2333587W	A83728453J	2	2
weighted Average of Eight Capital Cities	A2333596X	A83728462K	2	2

### **APPENDIX 3** CONCORDANCE TABLE continued

### CONCORDANCE TABLE continued

	SERIES ID		TABLE NUMBER	
	Old	Current	Old	Current
Established House Price Index cont.	Tublication	1 ublication	T ublication	rubilcation
Percentage change from previous quarter				
Sydney	A23335301	A83728387W	2	2
Melbourne	A2333538A	A83728396X	2	2
Brishane	A2333546A	A83728405R	2	2
	4233355/4	A83728/1/T	2	2
Porth	423335624	A83728/23V	2	2
Hobart	423335704	A83728/32W	2	2
Donvin	A2333370A	A03720432W	2	2
Capharra	A2333316V	A03720441A	2	2
Unighted Average of Fight Capital Cities	A2333360V	A03720450A	2	2
weighted Average of Eight Capital Cities	A2333595W	A83728459W	2	2
Itached Dwellings Price Index Index Numbers				
Svdnev	N/A	A83728385T	N/A	3
Melbourne	N/A	A83728394V	N/A	3
Brisbane	N/A	A83728403K	N/A	3
Adelaide	N/A	A83728412L	N/A	з
Perth	N/A	A83728421R	N/A	
Hobart	N/A	A83728430T	N/A	
Darwin	N/A	4837284391	Ν/Δ	
Canberra	N/A	A83728//8P	N/A	
Weighted Average of Fight Capital Cities	N/A	A83728457T	N/A	3
Percentage Change from Corresponding Quarter of previo	us vear	1001201011	107	
Svdnev	N/A	A837283911	N/A	3
Melhourne	N/A	A83728400C	Ν/Δ	9
Brishane	N/A	A83728409X	N/A	3
Adelaide	N/A	A83728418A	Ν/Δ	9
Perth	N/A	A83728427C	N/A	9
Hohart	N/A	A83728/36F	N/A	
Danvin	N/A	A837284451	N/A	
Caphorra	N/A	A03720443J	N/A	
Weighted Average of Fight Capital Cities	N/A N/Δ	A03720434N	N/A N/Δ	3
Percentage change from nrevious quarter	N/A	A03120403L	N/A	
Sydney	N/A	A83728388X	N/A	3
Melbourne	N/A	A83728397A	N/A	З
Brisbane	N/A	A83728406T	N/A	3
Adelaide	N/A	A83728415V	N/A	3
Perth	N/A	A83728424W	N/A	3
Hobart	N/A	A83728433X	N/A	з
Darwin	N/A	A83728442A	N/A	З
Canberra	N/A	A83728451C	N/A	Э
Weighted Average of Eight Capital Cities	N/A	A83728460F	N/A	3
alue of the Dwelling Stock				
Owned by Households				
New South Wales	N/A	A83728603C	N/A	N/A
Victoria	N/A	A83728608R	N/A	N/A
Queensland	N/A	A83728613J	N/A	N/A
South Australia	N/A	A83728618V	N/A	N/A
Western Australia	N/A	A83728623L	N/A	N/A
Tasmania	N/A	A83728628X	N/A	N/A
Northern Territory	N/A	A83728633T	N/A	N/A
Australian Capital Territory	N/A	A83728638C	N/A	N/A
Δustralia	NI/Δ	483728643W	N/A	N//

### **APPENDIX 3** CONCORDANCE TABLE continued

### CONCORDANCE TABLE continued

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	SERIES ID		TABLE NUMBER	
	Old Publication	Current Publication	Old Publication	Current Publication
Value of the Dwelling Stock cont.				
Owned by Non Households				
New South Wales	N/A	A83728604F	N/A	N/A
Victoria	N/A	A83728609T	N/A	N/A
Queensland	N/A	A83728614K	N/A	N/A
South Australia	N/A	A83728619W	N/A	N/A
Western Australia	N/A	A83728624R	N/A	N/A
Tasmania	N/A	A83728629A	N/A	N/A
Northern Territory	N/A	A83728634V	N/A	N/A
Australian Capital Territory	N/A	A83728639F	N/A	N/A
Australia	N/A	A83728644X	N/A	N/A
All Sectors				
New South Wales	N/A	A83728606K	N/A	6
Victoria	N/A	A83728611C	N/A	6
Queensland	N/A	A83728616R	N/A	6
South Australia	N/A	A83728621J	N/A	6
Western Australia	N/A	A83728626V	N/A	6
Tasmania	N/A	A83728631L	N/A	6
Northern Territory	N/A	A83728636X	N/A	6
Australian Capital Territory	N/A	A83728641T	N/A	6
Australia	N/A	A83728646C	N/A	6
Mean Dwelling Value				
New South Wales	N/A	A83728607L	N/A	6
Victoria	N/A	A83728612F	N/A	6
Queensland	N/A	A83728617T	N/A	6
South Australia	N/A	A83728622K	N/A	6
Western Australia	N/A	A83728627W	N/A	6
Tasmania	N/A	A83728632R	N/A	6
Northern Territory	N/A	A83728637A	N/A	6
Australian Capital Territory	N/A	A83728642V	N/A	6
Australia	N/A	A83728647F	N/A	6
Number of Residential Dwellings				
New South Wales	N/A	A83728605J	N/A	6
Victoria	N/A	A83728610A	N/A	6
Queensland	N/A	A83728615L	N/A	6
South Australia	N/A	A83728620F	N/A	6
Western Australia	N/A	A83728625T	N/A	6
Tasmania	N/A	A83728630K	N/A	6
Northern Territory	N/A	A83728635W	N/A	6
Australian Capital Territory	N/A	A83728640R	N/A	6
Australia	N/A	A83728645A	N/A	6
Median Price of Established House Transfers				
Sydney	A2333528W	A83728545T	7	4
Rest of NSW	N/A	A83728577K	N/A	N/A
Melbourne	A2333536W	A83728549A	7	4
Rest of VIC	N/A	A83728581A	N/A	N/A
Brisbane	A2333544W	A83728553T	7	4
Rest of Qld	N/A	A83728585K	N/A	N/A
Adelaide	A2333552W	A83728557A	7	4
Rest of SA	N/A	A83728589V	N/A	N/A
Perth	A2333560W	A83728561T	7	4
Rest of WA	N/A	A83728593K	N/A	N/A
Hobart	A2333568R	A83728565A	7	4
Rest of Tas	N/A	A83728597V	N/A	N/A
Darwin	A2333576R	A83728569K	7	4
Rest of NT	N/A	A83728601X	N/A	N/A
Canberra(a)	A2333584R	A83728573A	7	4

(a) Includes data from whole of ACT.

### **APPENDIX 3** CONCORDANCE TABLE continued

### CONCORDANCE TABLE continued

	SERIES ID		TABLE NUMBER	
	Old	Current	Old	Curren
	Publication	Publication	Publication	Publication
lue of the Dwelling Stock cont.				
Median Price of Attached Dwelling Transfers				
Sydney	N/A	A83728546V	N/A	
Rest of NSW	N/A	A83728578L	N/A	N/
Melbourne	N/A	A83728550K	N/A	
Rest of VIC	N/A	A83728582C	N/A	N/
Brisbane	N/A	A83728554V	N/A	
Rest of Qld	N/A	A83728586L	N/A	N/.
Adelaide	N/A	A83728558C	N/A	
Rest of SA	N/A	A83728590C	N/A	N/
Perth	N/A	A83728562V	N/A	
Rest of WA	N/A	A83728594L	N/A	N/.
Hobart	N/A	A83728566C	N/A	
Rest of Tas	N/A	A83728598W	N/A	N/
Darwin	N/A	A83728570V	N/A	
Rest of NT	N/A	A83728602A	N/A	N/
Canberra(a)	N/A	A83728574C	N/A	
Number of Established House Transfers				
Svdnev	A2333529X	A83728543I	8	
Rest of NSW	N/A	A83728575F	N/A	N/
Melbourne	A2333537X	A83728547W	8	
Rest of VIC	N/A	A83728579R	N/A	N/
Brisbane	A2333545X	A83728551L	8	.,
Rest of Old	N/A	A83728583F	N/A	N
Adelaide	A2333553X	A83728555W		
Rest of SA	N/A	A83728587R	N/A	N/
Perth	A2333561X	A83728559F		
Rest of WA	N/A	A83728591F	N/A	N/
Hobart	A2333569T	A83728563W	8	
Rest of Tas	N/A	A83728595R	N/A	N/
Darwin	A2333577T	A83728567F	8	
Rest of NT	N/A	A83728599X	N/A	N/
Canberra(a)	A2333585T	A83728571W	8	
Number of Attached Dwelling Transfere				
Sudpov	N/A	1027005110	NI/A	
Best of NSW	N/A	A837285761	N/A	N/
Melbourne	N/A	A837285/18Y	N/A	IN/
	N/A	A83728580X	N/A	N/
Brisbane	N/A	A83728552R	N/Δ	1.47
Rest of Old	N/A	4837285841	N/A	N/
Adelaide	N/A	A83728556X	N/A	1 1/
Rest of SA	N/A	A83728588T	N/A	N/
Perth	N/A	A83728560R	N/A	1.1/
Rest of WA	N/A	A837285921	N/A	N/
Hobart	N/A	A83728564X	N/A	i vy
Rest of Tas	N/A	A83728596T	N/A	N/
Darwin	N/A	A83728568J	N/A	
Rest of NT	N/A	A83728600W	N/A	N/
Canberra(a)	N/Δ	A83728572X	N/A	.,

(a) Includes data from whole of ACT.

### GLOSSARY

Attached dwellings	Dwellings which share a structural component with one or more other buildings. This may include walls, ceiling, floor or roofing. For example, flats, units and apartments and semi-detached, row and terrace houses.
Attached Dwellings Price Index (ADPI)	A measure of the price change of attached dwellings within the GCCSAs between two periods.
Billion	The term 'billion' means 'thousand million' in line with Australian standards.
Chain linking	The process by which an index series based on one set of weights is joined to another index series based on a different set of weights.
Dwelling	A suite or rooms contained within a building which are self-contained and intended for long-term residential use. To be self-contained the suite of rooms must possess cooking and bathing/shower facilities as building fixtures.
Established House Price Index (HPI)	A measure of the price change in all established detached houses within the eight GCCSAs between two periods.
Established houses	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).
Exchange date	The date at which the agreed market price for a dwelling is recorded.
Final series	The index for the third most recent quarter following the reference period which are considered complete and are not revised.
Greater Capital City Statistical Areas (GCCSAs)	These areas capture the socio-economic extent of the State/Territory capital cities for statistical purposes. The boundary is set to include the population who regularly socialise, shop or work within the city, but live in the small towns and rural areas surrounding the city.
Index reference period	The period for which an index is given a value of 100.0, usually a financial year. The current index reference period for the Residential Property Price Indexes is $2011-12 = 100.0$ .
Mean price	The average dwelling value in the reference period. It is derived by taking the total value of residential dwellings and dividing by the estimated number of dwellings in the stock.
Median price	The mid point of dwelling values in the reference period. Half of all properties bought/sold in the period did so at a price below the median, the other half had a price above the median.
Preliminary series	The indexes for the two most recent quarters of data when the datasets used are not considered complete. These series are subject to revision.
Price index	A measure of the proportionate, or percentage, changes in a set of prices over time relative to a given reference period.
Price movement	Changes in price levels between two or more periods. Movements can be expressed in money values, as price relatives, changes in index points or as percentage changes.
Re-referencing	Re-referencing is the process which sets a new index reference period for a price index.
Residential Property Price Index (RPPI)	An aggregation of the HPI and ADPI, measuring the price change in all residential dwellings within the eight GCCSAs between two periods.
Rest of State	Within each state or territory the area not defined as being part of the greater capital city.
Socio-economic Index for Areas (SEIFA)	A ranking of areas in Australia according to relative socio-economic advantage and disadvantage using information from the Census of Population and Housing. People's access to material and social resources, and their ability to participate in society is the broad definition used by the ABS to define relative socio-economic advantage and disadvantage.

### **GLOSSARY** continued

Strata	The finest level of groupings based on similar characteristics. The total sample of residential dwellings is separated into groups in a way that balances homogeneity of suburbs with sufficient sales observations to construct reliable measures of price movements.
Total Value of Dwelling Stock	An estimate which combines the price of dwellings and the total number of dwellings.
Transfers	The record of sale for established houses and attached dwellings provided by the State/Territory Land Title Office or Valuers General (VGs) Office in each capital city.
Unstratified medians	The midpoint of sales data taken from the complete VGs datasets. No grouping (stratifying) or weighting is applied.

### FOR MORE INFORMATION .

INTERNET	www.abs.gov.au	the ABS website is the best place for
	data from our publ	ications and information about the ABS.

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