

Established House Price Index (index number, annual % change)

Darwin	172.6	↑ 4.9% annual
Australia	131.3	↑ 13.8% annual

In the December quarter 2005, the ABS introduced a new methodology for compiling the HPI. The adjusted series commences from March 2002 and the new reference base year is 2003-04.

The ABS house price index (HPI) is one of three data series that can be used to monitor house price growth in Darwin (see Table 1). While Australian Property Monitors report growth of 2.7% for Darwin house prices in the March quarter 2008, the more reliable Australian Bureau of Statistics House Price Index reports a decline of 1.3% in the quarter.

In annual terms, growth in the Darwin HPI for established house prices moderated in the March quarter 2008, increasing by 4.9% compared to annual growth of 9.5% in the December quarter 2007. Nationally, the eight capital cities weighted average price index continued to accelerate increasing by 13.8% (see Chart 1).

The Darwin HPI reported the second lowest growth of the capital cities, ahead of Perth (see Chart 2).

Year on year, growth in the Darwin HPI continues to moderate, increasing by 9.2%. In contrast, growth nationally has been accelerating, increasing by 12.3% over this period.

Construction of New Homes (excluding land value)

In annual terms, the ABS reports that prices for the construction of new homes in Darwin increased by 5.6%, and by 5.5% nationally (see Chart 3). This is the fifth consecutive quarter of moderating growth in construction costs for new homes in Darwin.

Year on year, the ABS reports that prices for the construction of new homes in Darwin increased by 7.7%, and by 4.2% nationally.

Table 1: Darwin House Prices

	Mar 07	Dec 07	Mar 08	change	
				quarterly ¹	annual ²
Real Estate Institute of Northern Territory (\$) ³	390 000	412 500	n.a. ⁴	n.a. ⁴	n.a. ⁴
Australian Property Monitors (\$) ³	418 806	450 825	463 560	2.7%	10.7%
Australian Bureau of Statistics (index)	164.5	174.9	172.6	-1.3%	4.9%

¹ compares the latest quarter with the previous quarter

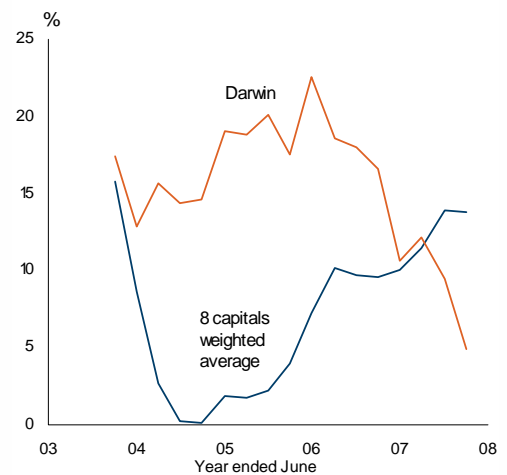
² compares the latest quarter with the same quarter last year

³ median price

⁴ REINT data for March not yet available

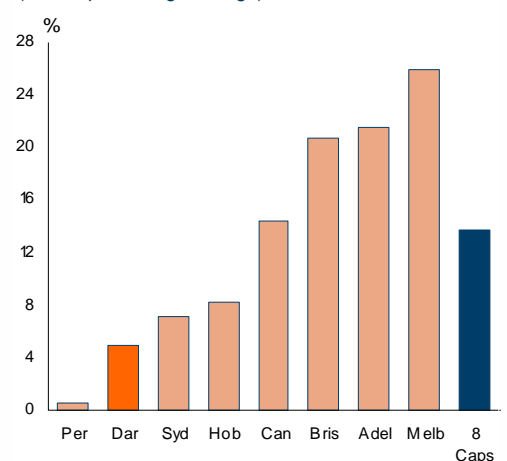
Source: Real Estate Institute of Northern Territory, Australian Property Monitors, ABS Cat. No. 6416.0

Chart 1: Established House Price Index (annual percentage change)



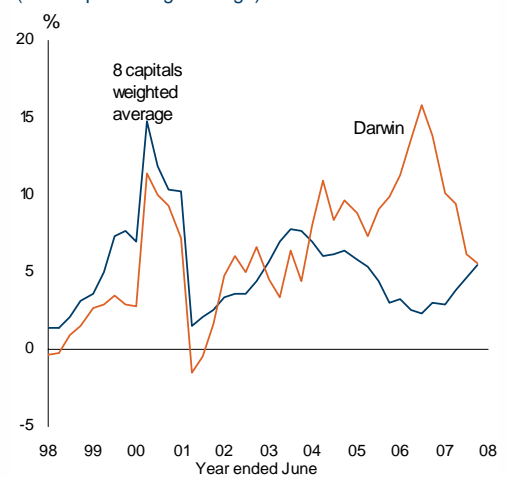
Source: ABS Cat. No. 6416.0

Chart 2: Established House Price Index (annual percentage change)



Source: ABS Cat. No. 6416.0

Chart 3: New House Price Index (annual percentage change)



Source: ABS Cat. No. 6416.0

Table 2: Established House Price Index

	March Quarter		change		
	quarter	year average	quarterly ¹	annual ²	year on year ³
Darwin	172.6	171.2	-1.3%	4.9%	9.2%
Sydney	101.3	100.8	-1.5%	7.1%	6.6%
Melbourne	146.9	136.2	4.1%	25.9%	20.1%
Brisbane	145.4	137.3	2.8%	20.8%	19.5%
Adelaide	145.5	137.4	2.1%	21.6%	18.0%
Perth	197.0	195.7	-0.6%	0.6%	4.6%
Hobart	143.7	140.7	-0.7%	8.2%	9.6%
Canberra	129.9	125.4	1.0%	14.4%	13.4%
8 Capitals	131.3	126.6	1.1%	13.8%	12.3%

¹ compares the latest quarter with the previous quarter

² compares the latest quarter with the same quarter last year

³ compares the 4 quarters up to and including the latest quarter with the previous 4 quarter period

Source: ABS Cat. No. 6416.0

Although all due care has been exercised in the preparation of this material, no responsibility is accepted for any errors or omission.