

Residential Property Markets

- Residential property markets in the Territory have performed strongly over the past five years.
- Land sales in the Territory, driven by strong population and economic growth, peaked in 2007 and have been declining since. Nevertheless, a number of new residential subdivisions are planned for release over the next few years that will help to moderate prices growth for land and, in turn, help to alleviate pressures on affordability.
- Prices growth for houses and other dwellings moderated in most major centres in 2007, reflecting the impact that rising interest rates and falling affordability levels have had on demand.
- Home loan affordability in the Territory declined to its lowest level on record in 2007. Nevertheless, the Territory continues to have the second highest level of affordability of the jurisdictions.

Median House Prices

December quarter	Darwin		Palmerston		Katherine		Tennant Creek		Alice Springs	
	Median price \$000	Annual change %	Median price \$000	Annual change %	Median price \$000	Annual change %	Median price \$000	Annual change %	Median price \$000	Annual change %
2002	208.0	9.5	187.0	10.5	144.0	3.8	70.0	-17.6	181.0	5.7
2003	230.0	10.6	202.5	8.3	147.0	2.1	74.0	5.7	225.0	24.3
2004	260.0	13.0	240.0	18.5	158.0	7.5	76.5	3.4	250.5	11.3
2005	328.0	26.2	300.0	25.0	169.7	7.4	89.5	17.0	280.0	11.8
2006	370.0	12.8	342.5	14.2	225.0	32.6	100.0	11.7	281.0	0.4
2007	412.5	11.5	380.0	10.9	268.5	19.3	102.5	2.5	312.0	11.0
Average annual growth rate (%)		14.7		15.2		13.3		7.9		11.5
5-year growth rate (%)		98.3		103.2		86.5		46.4		72.4

Source: Real Estate Institute of the Northern Territory