

Best performing property markets over last decade

Australia's 20 best performing city and regional property markets over the past decade released today by rpdata.com, revealed that units in Hobart were among the best performers over the period, while the sleepy regional North Queensland town of Silkwood romped in with an average annual growth rate of 35 per cent over the period

However, across the 20 capital city suburbs with the greatest average annual price growth over the past decade, Perth dominated with 11 suburbs making the list. Sydney followed with four entries, Darwin and Hobart each had two entries and current star performing city, Melbourne, had just one.

The best capital city performer for average annual price growth was units in Oakdowns in Hobart with a growth rate of 34.6 per cent over the decade.

Across the capital cities, the current national median dwelling price is recording \$449,000. Only eight of the capital cities detailed have a current median price below this benchmark. However, 18 of the 20 suburbs detailed have a median price below \$600,000.

Within regional areas, New South Wales recorded the greatest number of top performing suburbs with eight making it to the Top 20 list (see table). Queensland followed with five areas, while Western Australia and Tasmania had two. Victoria, South Australia and Northern Territory each had one area.

Interestingly, the analysis revealed that affordable suburbs witnessed the strongest growth over the decade. Thirteen suburbs in the Top 20 have a current median price below \$300,000. Eighteen of the 20 suburbs detailed currently have a median price below \$400,000.

Outside the capital cities, the strongest annual median price growth of 35 per cent was in the North Queensland township of Silkwood.

Mirroring the results across the capital city markets, the majority of the best performers during the past decade have been for houses rather than units.

In summary, many of the capital city suburbs detailed are situated on the outskirts of cities and have seen strong growth due largely to the fact that in most instances pricing has come from a very low base ten years ago. In regional areas it has again generally been remote areas or those on the outskirts of larger regional markets which have seen prices grow from a very low base.

Mr Kusher said that undoubtedly, new developments have helped boost prices in many of these areas.

"A cause for concern within these more affordable areas will likely be the longer-term capital growth prospects of these suburbs. Whilst these areas generally see strong price growth initially, over the longer term the prospects aren't so rosy. Undoubtedly, getting into newly developed areas early can be a great strategy for making money," Mr Kusher said, "however, longer term when reality kicks in and the lack of amenity strikes home the growth prospects tend to not be as strong".

Greatest average annual price growth last decade Capital city properties

Suburb	State	Region	House	Number Sold	Median Price	Average Annual Growth (last 10 yrs)
Oakdowns	TAS	Greater Hobart	Unit	22	\$275,000	34.6%
Herne Hill	WA	Perth	House	10	\$595,000	34.4%
Blairmount	NSW	Sydney	House	10	\$327,750	33.3%
Jindalee	WA	Perth	House	31	\$600,000	33.3%
Bertram	WA	Perth	House	101	\$383,000	33.3%
Hammond Park	WA	Perth	House	48	\$485,000	33.1%
Beecroft	NSW	Sydney	Unit	17	\$520,000	32.7%
Gunn	NT	Darwin	House	104	\$464,250	32.7%
Wattle Grove	WA	Perth	House	64	\$450,000	32.6%
Gardenvale	VIC	Melbourne	Unit	13	\$328,000	32.4%
Aubin Grove	WA	Perth	House	73	\$510,500	32.3%
Butler	WA	Perth	House	275	\$424,000	32.1%
Bossley Park	NSW	Sydney	Unit	11	\$307,000	31.8%
Adventure Bay	TAS	Greater Hobart	House	11	\$240,000	30.5%
Carramar	WA	Perth	House	151	\$485,000	29.9%
Marlow Lagoon	NT	Darwin	House	22	\$590,000	29.4%
Darch	WA	Perth	House	102	\$558,500	29.3%
Sinagra	WA	Perth	House	36	\$442,000	29.0%
Beelliar	WA	Perth	House	125	\$450,000	28.5%
Daleys Point	NSW	Sydney	House	12	\$955,000	28.1%

Source: rpdata.com

Greatest average annual price growth last decade Regional properties

Suburb	State	Region	House	Number Sold	Median Price	Average Annual Growth
Silkwood	QLD	Far North	House	10	\$235,000	35.0%
Tullah	TAS	Mersey-Lyell	House	11	\$132,500	34.9%
Gravelly Beach	TAS	Northern	House	15	\$215,000	34.6%
Gunning	NSW	South Eastern	House	10	\$283,000	34.5%
Lloyd	NSW	Murrumbidgee	House	17	\$316,790	34.1%
Collie	WA	South West	Unit	10	\$220,000	34.0%
Lawrence	NSW	Mid-North Coast	House	13	\$245,000	34.0%
Normanton	QLD	North West	House	13	\$170,000	33.4%
Eton	QLD	Mackay	House	10	\$384,000	33.4%
Culburra Beach	NSW	Illawarra	Unit	10	\$226,000	33.0%
Eulomogo	NSW	North Western	House	21	\$334,000	32.0%
Araluen	NT	Northern Territory - Bal	House	54	\$419,000	31.8%
Beachlands	WA	Central	House	16	\$378,500	31.7%
Thevenard	SA	Eyre	House	10	\$200,000	31.6%
Boggabri	NSW	Northern	House	11	\$134,500	31.4%
Warwick	QLD	Darling Downs	Unit	21	\$246,000	31.1%
Boyne Island	QLD	Fitzroy	Unit	10	\$257,500	31.0%
Sapphire Beach	NSW	Mid-North Coast	House	28	\$552,500	31.0%
Port Albert	VIC	East Gippsland	House	14	\$183,500	30.6%
Gol Gol	NSW	Murray	House	11	\$323,000	23.0%

Source: rpdata.com

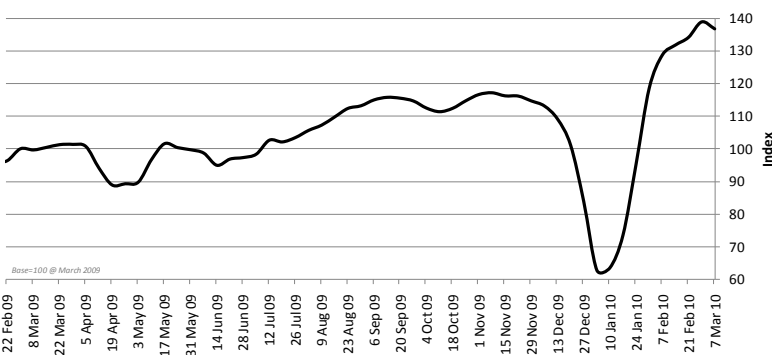
Market update

The most interesting of this week's economic releases was undoubtedly Housing Finance data for January 2010 released by the ABS. On a seasonally adjusted basis the total number of housing finance commitments fell by -7.9% during January, recording falls in commitments during four consecutive months now and January recorded the largest fall over the period. Importantly the two types of finance commitments which assist in adding to supply (construction of new dwellings and purchase of new dwellings) fell by -3.9% and -13.3% respectively. When looking exclusively at owner occupiers, first home buyer numbers fell by -31.0% during the month and now sit at their lowest level since January 2005. Meanwhile, owner occupier non-first home buyer volumes fell by -28.8% during the month. The only positive result coming out of the housing finance data was the 0.9% increase in the total value of investor loans, in total value terms investors now account for 30.4% of the market and the value sits at a level 22% higher than at the same time last year.

Last week the level of pre-listing activity saw the RP Data Market Activity Index sit at its highest ever level. This week the Index has eased slightly although it still sits at a very high level on a historic basis (136.7 points). Compared to the same time last year the Market Activity Index is 37% higher. This level of Market Activity is likely to continue to translate into an above average level of new listings over the next month.

Despite the fact that pre-listing activity has continued to ramp up, the number of new listings has actually eased quite significantly this week. The total number of listings has also fallen this week with the market clearly remaining quite active. Compared to the same time last year new listings are now -6% lower and total listings are -7% lower than the corresponding week.

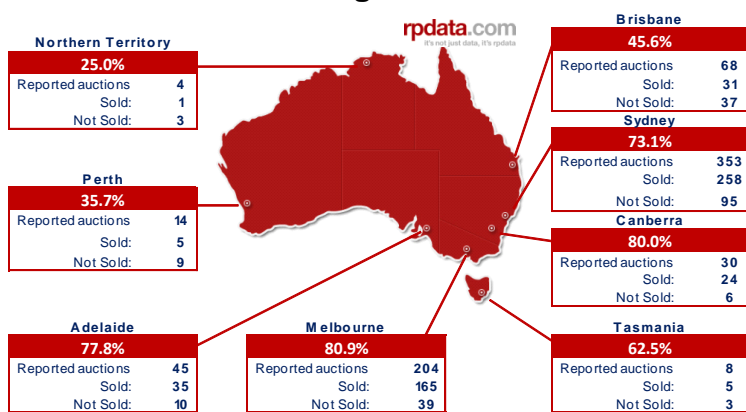
rpdata.com Market Activity Index (National)



The number of auctions across the capital city markets eased this week due to long weekends in Victoria and South Australia. The weighted average clearance rate across capitals remained strong (71.9%) although it did ease slightly. Melbourne's auction clearance rate was back above 80% (80.9%) and Sydney clearance rates eased slightly (73.1%).

The number of new rental listings advertised during the most recent week fell slightly and sits -23% lower than it did one month ago. The total number of listings has remained fairly consistent during the week and sits at a similar level to that recorded a month previous. In the coming weeks we anticipate that the number of new rental listings will continue to ease and as a result, total listings will also begin to fall.

**Auction clearance rates
Week ending 7 Mar 2010**



Number of properties advertised for rent

Residential rental listings advertised over the month ending 07/03/2010
Note that listings are based on a rolling monthly count of unique properties that have been advertised for rent.

State	New advertised listings		Total advertised listings	
	Last month (Previous mth)	Last month (Previous mth)	Last month (Previous mth)	Last month (Previous mth)
Qld	10,311 (11,587)	23,630 (22,122)		
NSW	9,205 (11,006)	19,990 (19,281)		
Vic	8,678 (12,906)	23,517 (24,580)		
WA	3,076 (4,502)	8,400 (9,005)		
SA	1,978 (2,818)	4,921 (5,157)		
NT	250 (351)	700 (745)		
ACT	245 (386)	530 (649)		
Tas	647 (847)	1,689 (1,766)		
Aus	34,390 (44,403)	83,377 (83,305)		

Each week RP Data collects the most comprehensive set of auction results available in Australia. Thank you to our vast network of real estate professionals who assist us with aggregating these results. The statistics show how many auctions were reported by RP Data as well as the total number of auctions that were scheduled over the last week (due to the large number of auctions we are unable to report 100 percent of the results). 'Sold' properties indicate those properties that were either successfully auctioned on the day, sold before the auction or sold after the auction. Properties 'Not Sold' were either passed in at auction or withdrawn. The 'Market Activity Index' monitors activity on the rpdata.com professional system including the volume of Comparative Market Analysis (CMA) reports being undertaken. On average, CMA volumes lead sales activity by about two months providing one of the most timely leading indicators available in the residential property market.

Number of homes for sale

Residential property listings advertised for sale over the month ending 07/03/2010

Note that sales listings are based on a rolling monthly count of unique properties that have been advertised for sale.

State	New advertised listings		Total advertised listings		Approximate value of total listed stock	Approx agents commission available (based on 2.5% commission rate)
	Last month (same time last yr)	Last month (same time last yr)	Last month (same time last yr)	Last month (same time last yr)		
Qld	12,576 (13,441)	61,367 (60,125)			\$36,772,823,771	\$91,932,059
NSW	12,371 (13,510)	53,960 (59,947)			\$34,911,972,083	\$87,279,930
Vic	11,195 (9,319)	39,433 (43,273)			\$22,867,553,879	\$57,168,885
WA	6,566 (6,817)	24,529 (28,745)			\$18,603,309,219	\$46,508,273
SA	3,343 (3,891)	12,274 (14,416)			\$5,235,840,252	\$13,089,601
NT	336 (384)	983 (1,077)			\$1,582,884,600	\$3,957,212
ACT	689 (577)	1,339 (1,648)			\$1,195,694,291	\$2,989,236
Tas	1,280 (na)	7,739 (na)			\$2,878,246,843	\$7,195,617
Aus	48,356 (51,717)	201,624 (216,659)			\$124,048,324,938	\$310,120,812

RP Data monitors advertised properties closely. Each week we update our databases with new properties that have been added to the market. Of course we also update the current stock listed for sale: what is the marketing history, have there been changes to the price or selling method, how long has a particular property been advertised for sale and who is selling it. Want to know what is happening in your local patch? Check out RP Data's 'On the Market' service for more details.