

It's Smart to Ask



Aussie/CoreLogic

Housing Equity Report



About the Housing Equity Report

Aussie and CoreLogic have paired mortgage data with dwelling values to determine average equity levels around Australia.

What is equity?

Equity is simply a measure of the difference between the debt held on a property and what the property is valued at. The amount of equity a home owner may have in their home can change in two ways: by the value of their property rising (or falling) and by paying down the level of debt held against a property.

How was equity calculated in this report?

Equity was calculated by selecting all those properties for which we know the level of debt outstanding using Aussie's loan book (as at December 2015). For these properties, we used the current valuation estimate of each property using CoreLogic's automated valuation process and subtracted the amount of debt outstanding. The resulting equity amount can be expressed in both percentage terms and dollar value terms.

For example, Mr and Mrs Smith own a house at 21 Smith Street, Aussie Town. They still owe \$150,000 on their house which has a current estimated market value of \$400,000. In this example, Mr and Mrs Smith would hold \$250,000 or 62.5% equity in their home.

The result provides a benchmark estimate of equity levels across the council regions of Australia. Regions with fewer than 25 mortgages held with an [Aussie panel lender](#) were considered to be statistically unreliable and were excluded from the analysis.

NT and ACT have been included on a capital city level only, and the ACT does not have council areas.



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48.4% equity held across Australian mortgaged dwellings

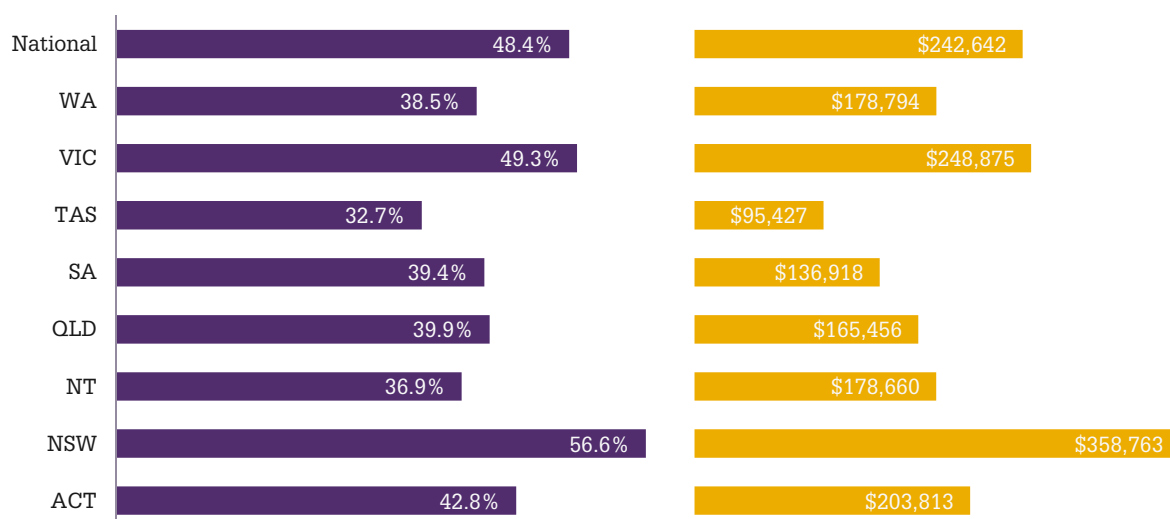
Across Australia, based on analysis conducted by Aussie and CoreLogic, Australian home owners with a mortgage, on average, hold a great deal of wealth in their residential property. The research shows the average mortgaged dwelling across the country has accumulated 48.4% equity. In dollar terms, the average mortgaged dwelling is worth \$242,642 more than the debt held against it.

Home equity was measured to be highest in NSW, with the average mortgaged dwelling showing equity of 56.6% or almost \$360,000 worth of equity in their home.

Tasmanian home owners are showing the lowest average level of equity at a still very healthy 32.7% or just over \$95,000.

Average level of home equity

National and state view in percentage and dollar value terms



Across the capital cities, average equity levels range from 60.1% in Sydney to 35.5% in Hobart

Sydney and Melbourne are the only capital cities where, on average, residential property values are worth more than double the level of debt held against them.

Equity levels vary substantially from region to region depending on the historic pace of capital gains and the ability/propensity of households to pay down mortgage debt. Across the capital cities, Sydney stands out as providing the highest equity levels at an average of 60.1%. In dollar terms this equates to the average mortgaged dwelling having almost \$444,000 in equity in their property.

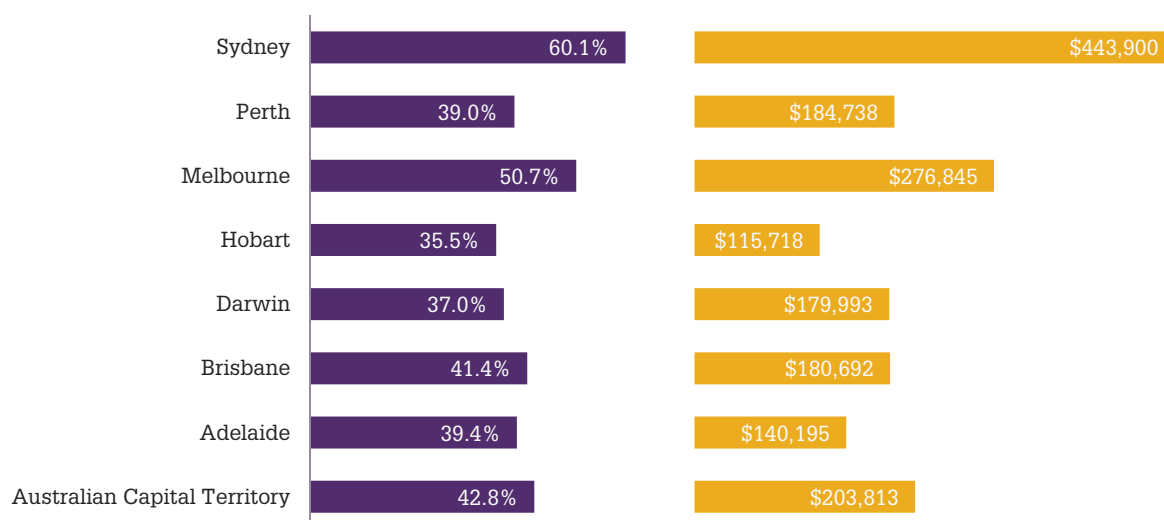
The strong housing market in Sydney over both the short-term and long-term is one of the reasons for such high equity levels. While the recent growth cycle would have pushed Sydney home values and equity levels higher, the median price of Sydney houses has risen at the annual rate of 8.3% over the past 20 years, which is the highest of any capital city. Long term annual growth rates only explain part of the story though. Melbourne and Perth have recorded the same 20 year annual compounding rate of growth at 7.8%, however the equity levels of the two cities are vastly different. On average, Melbourne has accrued slightly more than double the value of the debt held against their residential property (50.7% equity) while Perth has accumulated a very healthy but lower average level of equity at 39.0%.

The difference likely comes down to different lengths of home ownership and different debt reduction behaviour. Arguably, the longer a home is owned, the more time the owner has to pay down their debt and improve the value of their home. Based on home sales over the past 12 months, the average length of tenure in Melbourne was 11.8 years compared with 9.1 years in Perth.

Together with Perth, Hobart (35.5%), Darwin (37.0%) and Adelaide (39.4%) were the only capital city markets to show an average equity level that was below 40%. While a 20 year growth figure isn't available for Darwin, Hobart house prices have recorded the lowest rate of long term growth, with house prices increasing at the average annual rate of 6.5% and Adelaide's median price has risen by 7.0% per annum.

Average level of home equity

Capital city view in percentage and dollar value terms



Council regions located within the Sydney metro area dominate the list of high home equity locations

The regions with the highest average home equity are centred around the premium priced suburbs of Sydney while the lowest average home equity can be found in Queensland locations synonymous with the mining and resources sector.

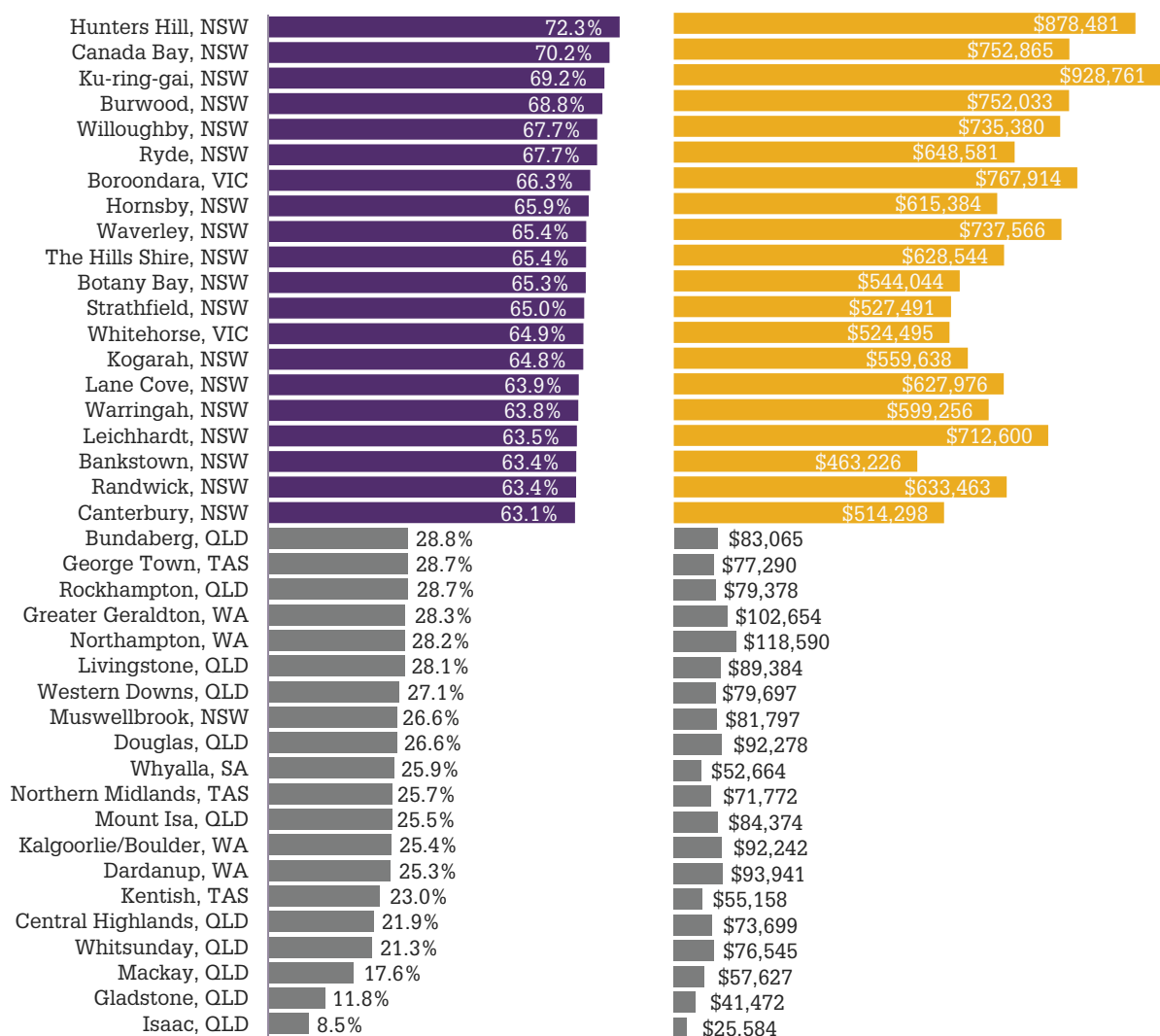
Sydney's council regions dominate the list of highest average home equity across the council areas of the nation. The largest accumulation of home equity in percentage terms can be found within the Hunters Hill council area with an average level of 72.3%.

Only two council areas within the top 20 list of highest equity council areas have a median house value that is below one million dollars: Whitehorse in Melbourne (\$976,409) and Bankstown in Sydney (\$854,094).

The lowest average levels of home equity can be found around the regional areas of Queensland, with the coal mining region of Isaac recording the nation's lowest level of home equity. The typical equity level in Isaac is a low 8.5% which can be attributed to a substantial fall in local dwelling values as well as the high proportion of investors in the region.

Top 20 and bottom 20 council regions national

Average level of home equity in percentage and dollar value terms





The vast majority of councils across the Sydney metropolitan area show average home equity levels to be well over 50%, with lower home equity generally confined to areas associated with the resources sector

NSW has recorded the highest average home equity of any state, with mortgaged dwellings across the state showing an average of 56.6% equity in the housing stock. In dollar terms, that equates to an average of \$358,763 in property equity for mortgaged dwellings across the state.

The highest home equity locations are located within the Sydney metropolitan area, particularly in areas with premium priced housing. Across the top ten council regions for highest average equity, each of the regions show a median house value well above one million dollars.

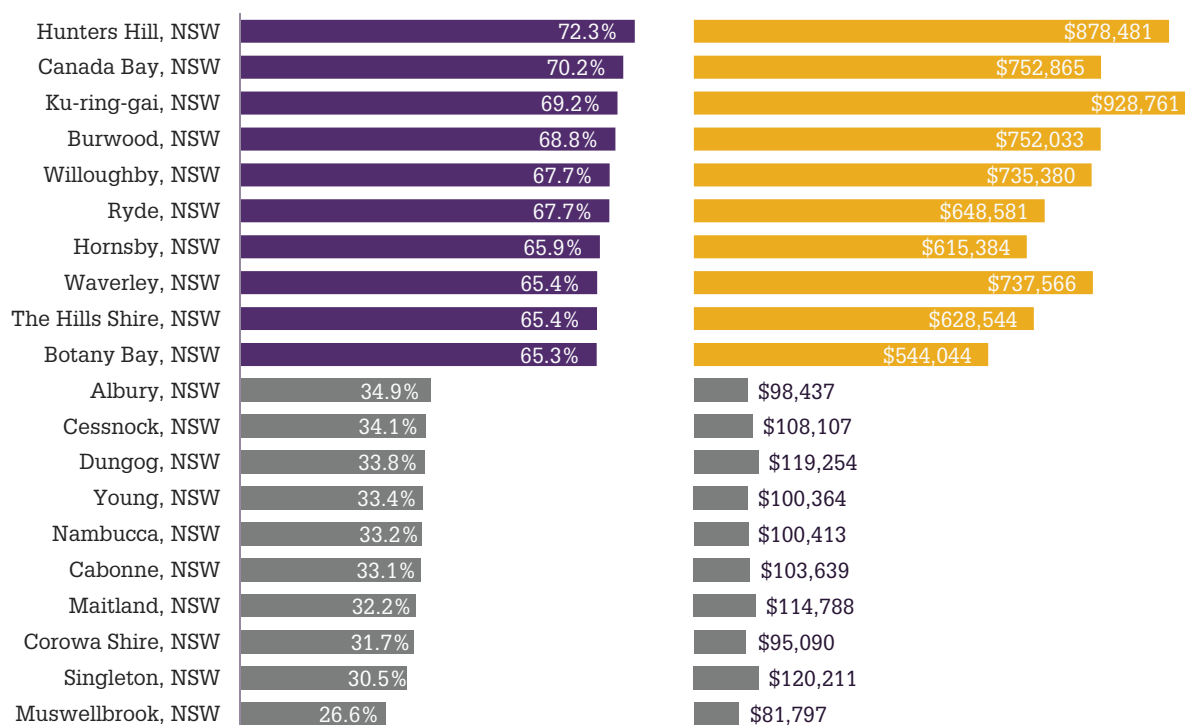
Hunters Hill council shows the highest average equity level in percentage value of 72.3% worth \$878,481, while Ku-ring-gai has the highest average dollar value of home equity at \$928,761 or 69.2%.

The only council within the Sydney metropolitan region where average home equity was below 50% was the Wyong council. The average equity reading was still very healthy at 45.9%.

Regional areas of the state have recorded the lowest average home equity across NSW. Areas around the Upper Hunter were showing the lowest levels of average home equity, with the coal mining region of Muswellbrook recording the lowest reading at 26.6%.

Top 10 and bottom 10 council regions of NSW

Average level of home equity in percentage and dollar value terms





The highest levels of home equity are concentrated within the Melbourne metropolitan area where the average mortgaged dwelling is showing 50.7% home equity compared with 49.3% across the state.

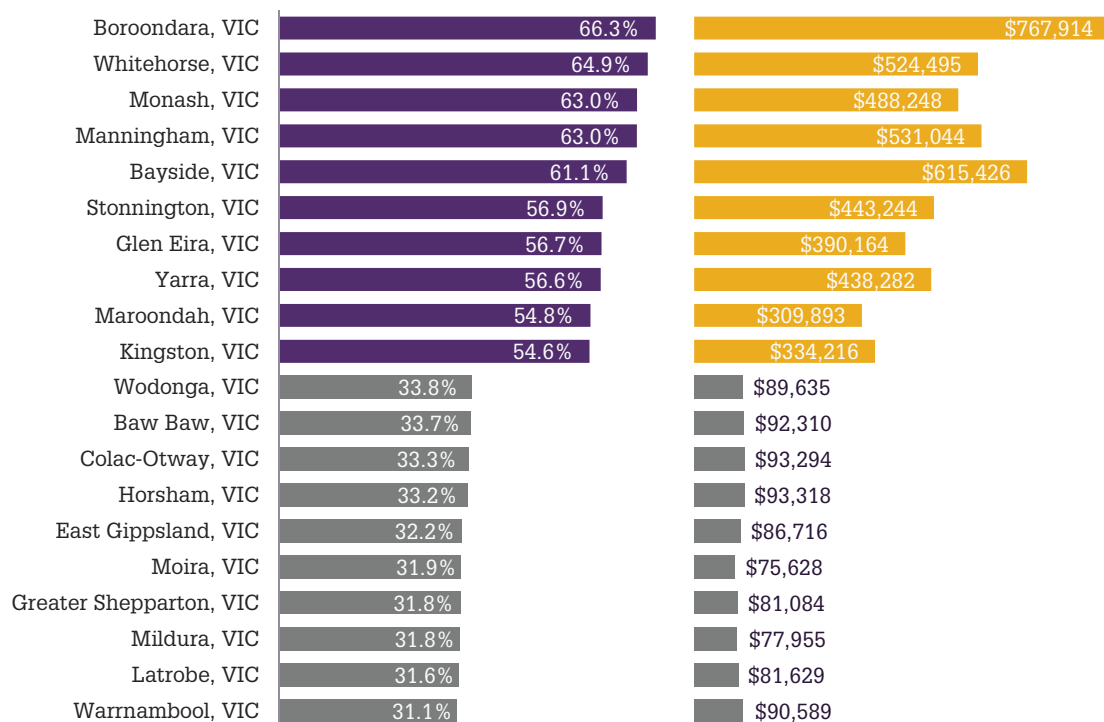
Victoria has recorded the second highest average home equity of any state, with mortgaged dwellings across the state showing an average of 49.3% equity in the housing stock. In dollar terms, that equates to an average of \$248,875 in property equity for mortgaged dwellings across the state.

The highest home equity locations across the state are located within the Melbourne metropolitan area, with the Boroondara council area showing the highest average equity rates. The Boroondara council is home to some of Melbourne's most expensive housing, with a median house value of almost \$1,870,000 and the average home equity level is 66.3%. The outer fringes of the Melbourne metropolitan area have shown lower levels of home equity, which is likely due to the higher proportion of new housing where home owners haven't had as long to accrue higher equity levels in their property.

At the other end of the home equity spectrum, regional housing was typically showing a lower equity profile than the metropolitan areas. The lowest levels of home equity were all located in regional areas, with Warrnambool showing the lowest level of average home equity at 31.1%.

Top 10 and bottom 10 council regions of VIC

Average level of home equity in percentage and dollar value terms





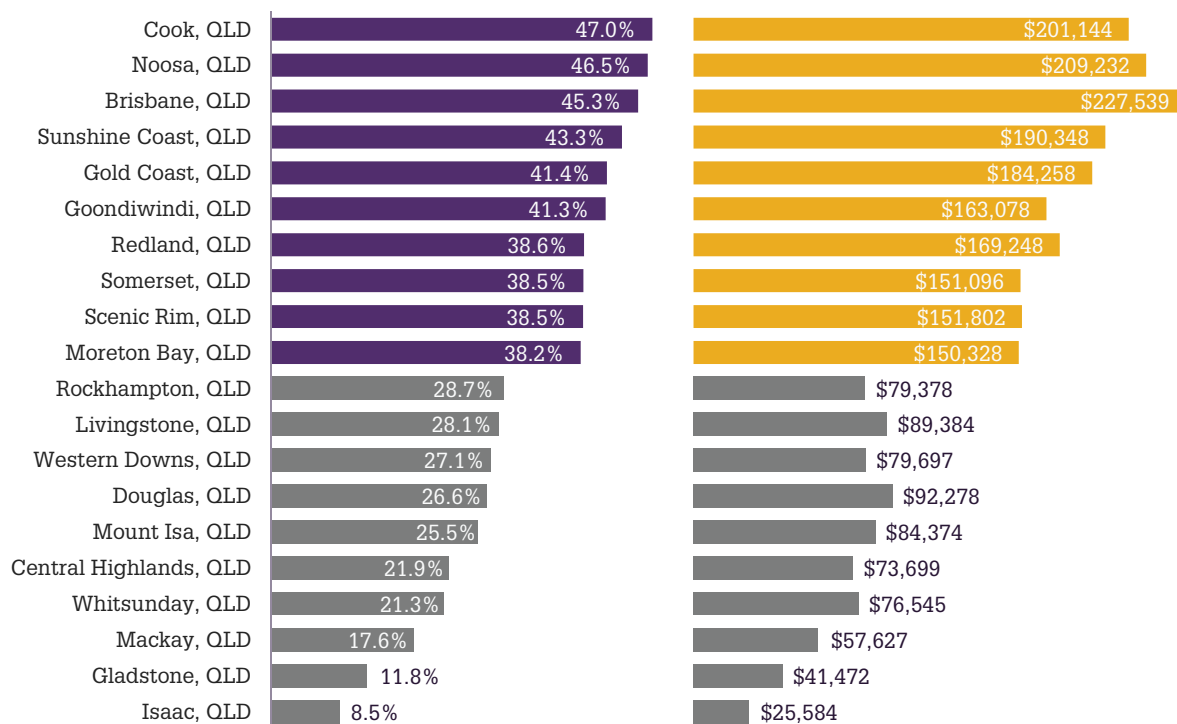
Home equity levels across Queensland rank fourth highest across Australian states and territories.

The average level of home equity across Queensland was measured at 39.9% in January 2016, equating to an average of \$165,446 for each mortgaged dwelling. Average equity levels ranged substantially from region to region across the state, with the highest average equity level found in the far north of the state within the Cook council. While only accounting for a relatively small number of dwellings, the average mortgaged dwelling in Cook has accrued 47.0% equity in their residential property. The council areas around South East Queensland also show high equity levels, with the Noosa council taking second place for highest average home equity at 46.5%.

Regional areas linked with the mining and resources sector were showing substantially lower levels of home equity. The Bowen Basin coal mining region of Isaac has recorded the lowest level of home equity with the average mortgaged dwelling recording only 8.5% equity in their property.

Top 10 and bottom 10 council regions of QLD

Average level of home equity in percentage and dollar value terms





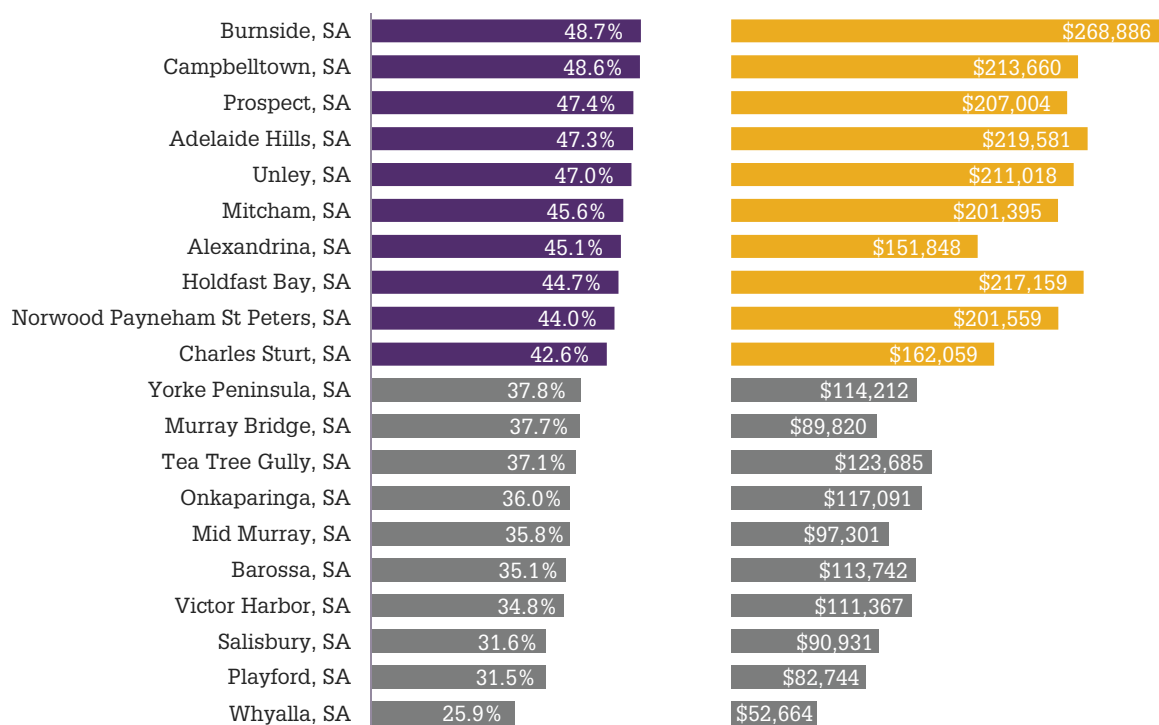
Home equity across South Australia was measured at an average rate of 39.4%, with the highest equity levels generally located around the inner eastern and inner northern suburbs of Adelaide.

Home equity across the state averaged 39.4%, ranging from as high as 48.7% in the Burnside council area through to the low 30% range in Salisbury (31.6%), Playford (31.5%) and below 30% in Whyalla (25.9%).

The areas showing the highest accrual of home equity were typically located around Adelaide's blue chip inner city suburbs while the outer fringes of the metro area typically showed lower levels of home equity.

Top 10 and bottom 10 council regions of SA

Average level of home equity in percentage and dollar value terms



Western Australia



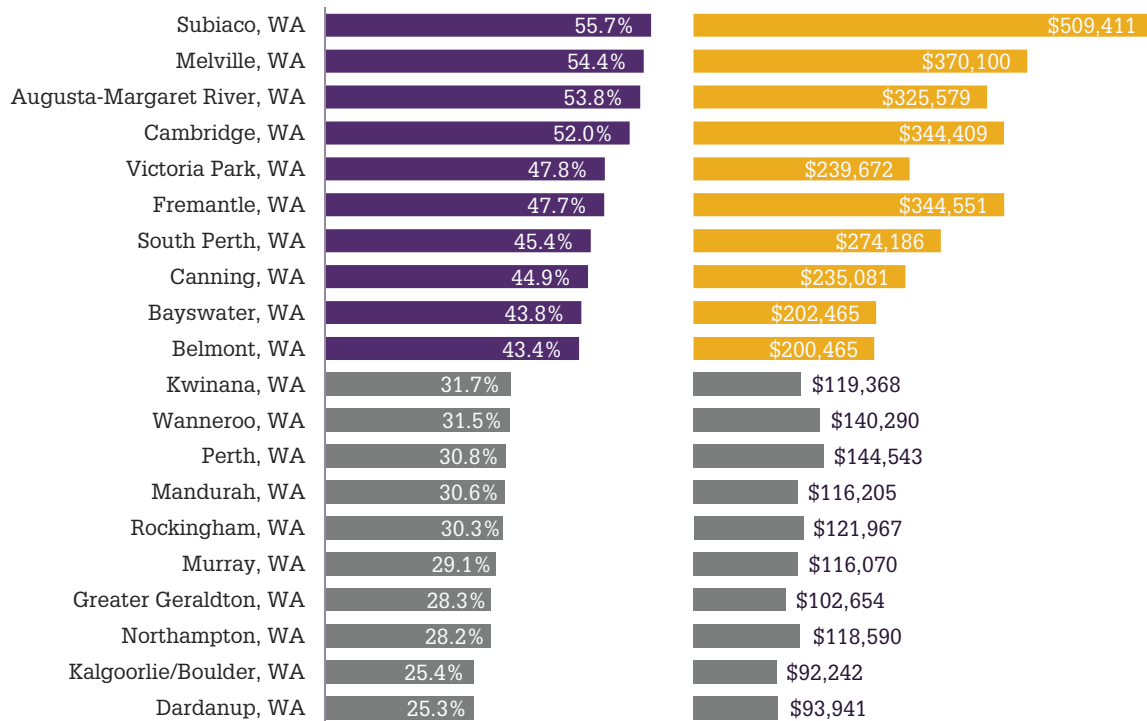
With an average of 38.5% home equity accrued across the state, Western Australia is ranked sixth across Australia's states and territories for home equity.

The average mortgaged dwelling in Western Australia has accrued 38.5% or \$178,794 in home equity. The highest home equity levels were located in Perth council areas of Subiaco and Melville, while across the top ten council areas, only one (Augusta-Margaret River) was located outside of the Perth Metro region.

Lower levels of equity accrual were more regionally based, with the Dardanup council recording the lowest average level of home equity accrual at 25.3%

Top 10 and bottom 10 council regions of WA

Average level of home equity in percentage and dollar value terms





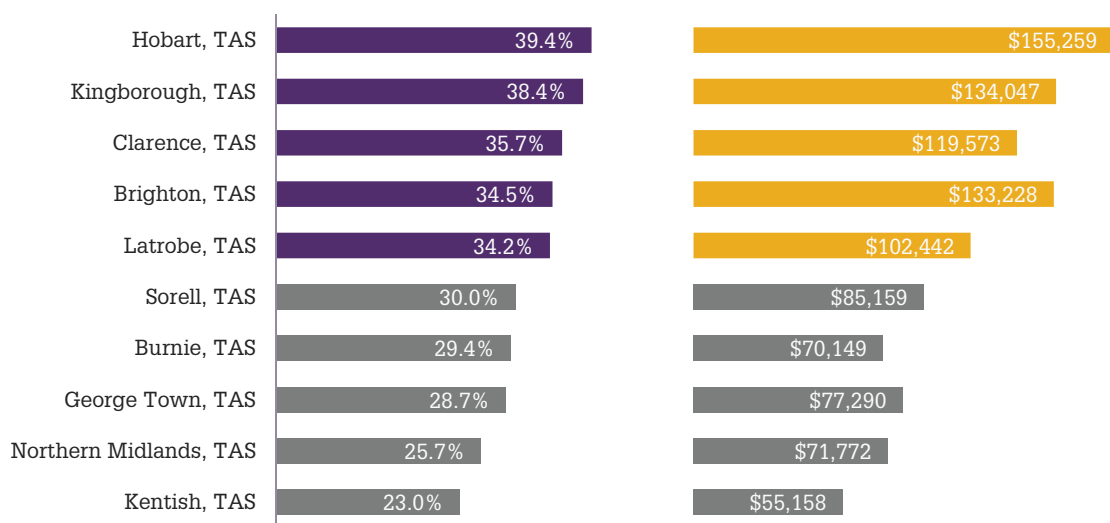
Tasmania has recorded the lowest level of home equity accrual across the states and territories with an average 32.7%.

Housing equity has averaged 32.7% across Tasmania, equating to \$95,427 in dollar terms for the average Tasmanian mortgaged dwelling which is reflective of weak home value growth over the past decade.

The highest home equity readings were generally found within the Hobart metropolitan area, with four of the top five council regions located within the boundaries of Greater Hobart. Equity levels across the state ranged from 39.4% in the Hobart council region through to 23.0% in the Kentish council region.

Top 5 and bottom 5 council regions of TAS

Average level of home equity in percentage and dollar value terms



Summary tables

States and capital cities

State and national equity and housing market indicators									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
ACT	42.8%	\$203,813	7,418	\$585,836	\$411,912	4.8%	2.4%	3.4%	1.7%
NSW	56.6%	\$358,763	148,978	\$639,628	\$627,879	4.8%	2.4%	5.0%	2.5%
NT	36.9%	\$178,660	3,248	\$587,263	\$415,296	7.8%	na	8.9%	na
QLD	39.9%	\$165,456	101,464	\$441,346	\$362,153	4.3%	2.1%	2.9%	1.5%
SA	39.4%	\$136,918	36,606	\$389,012	\$310,376	4.7%	2.3%	5.1%	2.5%
TAS	32.7%	\$95,427	9,855	\$287,333	\$247,040	3.8%	1.9%	3.0%	1.5%
VIC	49.3%	\$248,875	111,598	\$530,817	\$461,174	5.6%	2.7%	5.2%	2.6%
WA	38.5%	\$178,794	40,228	\$518,327	\$446,933	6.5%	3.2%	5.4%	2.6%
National	48.4%	\$242,642	459,395	\$508,928	\$469,835	5.2%	2.6%	4.4%	2.2%

Capital city equity and housing market indicators									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
Australian Capital Territory	42.8%	\$203,813	7,417	\$585,835	\$411,912	4.8%	7.2%	3.4%	6.2%
Adelaide	39.4%	\$140,195	28,558	\$430,344	\$321,586	4.7%	7.0%	4.9%	6.6%
Brisbane	41.4%	\$180,692	48,900	\$500,572	\$391,774	4.4%	6.8%	4.1%	5.6%
Darwin	37.0%	\$179,993	2,596	\$615,560	\$435,667	8.0%	na	9.2%	na
Hobart	35.5%	\$115,718	4,199	\$353,349	\$274,858	3.5%	6.5%	3.2%	5.8%
Melbourne	50.7%	\$276,845	85,911	\$644,135	\$482,728	6.1%	7.8%	5.3%	7.4%
Perth	39.0%	\$184,738	31,425	\$560,942	\$464,040	6.6%	7.8%	5.5%	7.4%
Sydney	60.1%	\$443,900	90,941	\$941,486	\$687,121	5.9%	8.3%	5.5%	6.9%

Summary tables

NSW Council areas

Council area indicators, New South Wales									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
Albury, NSW	34.9%	\$98,437	1,177	\$300,116	\$187,496	2.6%	6.3%	1.5%	4.2%
Armidale Dumaresq, NSW	41.2%	\$155,812	473	\$347,172	\$246,520	4.6%	5.7%	5.6%	4.5%
Ashfield, NSW	62.6%	\$516,663	590	\$1,533,536	\$650,084	9.0%	9.4%	7.5%	8.1%
Auburn, NSW	60.9%	\$401,521	1,416	\$958,775	\$608,296	7.5%	9.3%	4.9%	8.5%
Ballina, NSW	44.9%	\$202,439	1,028	\$544,174	\$378,081	3.4%	6.9%	2.4%	5.1%
Bankstown, NSW	63.4%	\$463,226	3,070	\$854,094	\$545,897	7.0%	8.2%	6.2%	6.3%
Bathurst Regional, NSW	38.9%	\$138,806	906	\$362,234	\$258,960	3.4%	6.5%	4.2%	4.9%
Bega Valley, NSW	40.6%	\$153,078	891	\$392,299	\$259,062	1.7%	7.9%	0.6%	4.4%
Bellingen, NSW	50.3%	\$194,616	268	\$445,114	\$297,324	2.6%	7.4%	3.2%	na
Blacktown, NSW	54.5%	\$322,916	5,310	\$646,444	\$474,440	6.4%	8.9%	4.1%	7.0%
Blue Mountains, NSW	51.6%	\$267,416	1,780	\$531,411	\$367,324	4.0%	7.3%	2.3%	5.8%
Botany Bay, NSW	65.3%	\$544,044	488	\$1,321,065	\$650,939	7.5%	8.9%	5.4%	8.2%
Burwood, NSW	68.8%	\$752,033	436	\$1,471,557	\$750,895	9.3%	9.5%	7.0%	7.7%
Byron, NSW	50.2%	\$286,139	869	\$698,238	\$529,429	4.5%	9.1%	3.5%	7.2%
Cabonne, NSW	33.1%	\$103,639	189	\$267,222	na	6.0%	7.7%	na	na
Camden, NSW	52.5%	\$306,607	1,697	\$643,919	\$431,524	5.2%	9.0%	3.8%	6.8%
Campbelltown, NSW	55.1%	\$298,077	3,250	\$532,195	\$414,479	5.9%	7.7%	6.1%	7.4%
Canada Bay, NSW	70.2%	\$752,865	1,786	\$1,730,989	\$833,888	8.5%	9.5%	5.1%	7.0%
Canterbury, NSW	63.1%	\$514,298	2,383	\$1,079,824	\$526,863	8.2%	8.8%	6.5%	7.6%
Cessnock, NSW	34.1%	\$108,107	1,121	\$305,879	\$283,952	3.7%	7.4%	1.4%	0.3%
Clarence Valley, NSW	43.8%	\$137,547	1,198	\$313,390	\$289,583	2.2%	6.6%	2.0%	4.9%
Coffs Harbour, NSW	43.1%	\$169,649	1,697	\$433,071	\$290,110	3.0%	6.6%	2.4%	4.8%
Corowa Shire, NSW	31.7%	\$95,090	261	\$251,486	\$212,613	2.4%	5.9%	0.1%	4.5%
Cowra, NSW	41.2%	\$101,816	311	\$214,829	\$155,135	2.5%	7.2%	4.2%	3.9%
Dubbo, NSW	37.1%	\$118,559	858	\$322,753	\$222,253	4.0%	5.8%	5.2%	5.1%
Dungog, NSW	33.8%	\$119,254	170	\$334,384	na	1.8%	6.8%	na	na
Eurobodalla, NSW	43.7%	\$157,744	1,193	\$403,221	\$272,750	1.4%	7.0%	0.4%	4.7%
Fairfield, NSW	60.7%	\$381,640	2,037	\$744,038	\$429,188	7.0%	8.6%	5.9%	7.6%
Gosford, NSW	52.3%	\$294,690	4,566	\$591,111	\$437,378	4.5%	7.4%	2.9%	5.4%
Goulburn Mulwaree, NSW	44.0%	\$163,098	786	\$326,465	\$237,936	4.7%	7.0%	0.4%	3.6%
Great Lakes, NSW	39.7%	\$134,987	1,371	\$410,631	\$331,017	1.1%	6.7%	-0.7%	4.4%
Greater Taree, NSW	42.8%	\$138,583	1,321	\$296,326	\$227,762	2.4%	6.0%	1.2%	5.1%
Hawkesbury, NSW	57.2%	\$354,990	1,332	\$609,713	\$434,398	5.2%	8.0%	5.0%	7.3%
Holroyd, NSW	60.9%	\$376,162	2,346	\$797,459	\$526,152	7.3%	8.5%	5.1%	6.6%
Hornsby, NSW	65.9%	\$615,384	2,290	\$1,156,761	\$674,222	7.4%	8.3%	5.6%	6.1%
Hunters Hill, NSW	72.3%	\$878,481	222	\$2,495,460	\$1,025,316	6.4%	8.5%	4.5%	8.4%
Hurstville, NSW	60.7%	\$483,677	1,526	\$1,150,074	\$662,133	7.4%	8.4%	6.5%	7.2%
Kempsey, NSW	40.5%	\$111,862	612	\$287,179	\$249,253	1.9%	6.4%	0.0%	4.4%
Kiama, NSW	53.1%	\$278,525	539	\$755,865	\$474,132	4.0%	7.5%	2.7%	5.4%
Kogarah, NSW	64.8%	\$559,638	870	\$1,331,506	\$642,563	7.9%	8.9%	6.4%	7.2%
Ku-ring-gai, NSW	69.2%	\$928,761	2,648	\$1,840,264	\$825,042	7.1%	7.6%	3.6%	5.5%
Lake Macquarie, NSW	43.4%	\$189,349	3,978	\$467,236	\$374,560	3.8%	7.3%	2.8%	5.6%
Lane Cove, NSW	63.9%	\$627,976	817	\$1,866,822	\$715,716	7.3%	8.6%	6.6%	7.2%
Leichhardt, NSW	63.5%	\$712,600	1,251	\$1,423,499	\$954,676	7.7%	8.8%	6.2%	7.8%

NSW Council areas continued

Council area indicators, New South Wales									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
Lismore, NSW	37.5%	\$124,677	803	\$327,188	\$236,897	3.2%	6.1%	3.1%	4.5%
Lithgow, NSW	38.6%	\$107,897	525	\$267,724	\$240,115	2.5%	6.4%	na	na
Liverpool, NSW	56.2%	\$347,126	3,084	\$712,575	\$450,126	5.8%	9.6%	4.5%	7.4%
Maitland, NSW	32.2%	\$114,788	1,548	\$384,910	\$288,618	3.4%	7.0%	2.5%	4.9%
Manly, NSW	62.0%	\$637,437	980	\$2,103,880	\$1,027,267	6.5%	8.8%	5.3%	7.5%
Marrickville, NSW	62.8%	\$519,514	1,207	\$1,186,512	\$650,047	8.3%	9.3%	6.6%	8.8%
Mid-Western Regional, NSW	36.8%	\$147,740	467	\$341,571	\$295,022	3.9%	7.3%	0.5%	5.7%
Mosman, NSW	59.8%	\$768,750	795	\$3,107,398	\$859,150	5.0%	8.1%	4.6%	6.3%
Muswellbrook, NSW	26.6%	\$81,797	183	\$291,086	\$220,159	2.3%	5.4%	3.7%	na
Nambucca, NSW	33.2%	\$100,413	397	\$331,131	\$254,860	1.5%	6.1%	-0.2%	4.3%
Newcastle, NSW	42.3%	\$186,534	3,628	\$500,968	\$418,049	4.7%	7.5%	3.2%	6.1%
North Sydney, NSW	60.3%	\$510,539	1,791	\$1,974,713	\$926,200	7.5%	8.5%	5.7%	6.4%
Palerang, NSW	41.9%	\$193,294	261	\$539,274	\$311,729	5.1%	8.6%	na	na
Parkes, NSW	38.1%	\$105,914	225	\$242,267	\$243,800	2.9%	6.3%	na	na
Parramatta, NSW	61.9%	\$415,920	3,233	\$962,818	\$578,488	8.0%	8.8%	6.1%	7.4%
Penrith, NSW	52.1%	\$289,528	3,936	\$591,274	\$430,549	6.2%	8.1%	5.0%	7.0%
Pittwater, NSW	61.3%	\$605,118	1,686	\$1,451,434	\$783,322	4.7%	7.6%	4.5%	6.9%
Port Macquarie-Hastings, NSW	43.6%	\$176,180	2,199	\$464,448	\$318,486	2.3%	6.5%	1.2%	5.6%
Port Stephens, NSW	40.0%	\$164,997	1,791	\$447,073	\$351,040	2.3%	7.4%	0.1%	4.5%
Queanbeyan, NSW	39.3%	\$165,124	777	\$528,062	\$296,710	3.7%	8.0%	4.8%	6.6%
Randwick, NSW	63.4%	\$633,463	2,257	\$1,756,791	\$817,789	7.4%	8.7%	5.9%	7.1%
Richmond Valley, NSW	41.3%	\$126,978	422	\$273,536	\$295,274	2.4%	5.7%	2.2%	5.2%
Rockdale, NSW	60.6%	\$470,380	1,766	\$1,178,932	\$675,259	7.7%	8.7%	6.1%	7.2%
Ryde, NSW	67.7%	\$648,581	2,288	\$1,492,890	\$704,280	9.1%	9.1%	6.5%	7.4%
Shellharbour, NSW	47.9%	\$220,107	1,357	\$494,521	\$387,300	4.0%	7.4%	3.7%	6.1%
Shoalhaven, NSW	47.3%	\$188,296	3,217	\$418,686	\$302,981	2.4%	7.2%	2.2%	5.1%
Singleton, NSW	30.5%	\$120,211	312	\$390,239	\$275,634	3.2%	7.0%	1.6%	4.5%
Snowy River, NSW	42.0%	\$112,238	232	\$337,159	\$240,821	2.8%	8.9%	-0.6%	3.6%
Strathfield, NSW	65.0%	\$527,491	753	\$1,947,432	\$640,309	7.1%	8.4%	6.1%	6.5%
Sutherland Shire, NSW	61.6%	\$515,921	4,155	\$1,069,293	\$655,922	6.4%	7.8%	5.5%	6.9%
Sydney, NSW	61.1%	\$496,021	5,264	\$1,287,145	\$788,212	8.8%	9.4%	6.4%	7.1%
Tamworth Regional, NSW	36.2%	\$110,753	1,174	\$300,805	\$212,019	3.6%	6.3%	2.4%	4.4%
The Hills Shire, NSW	65.4%	\$628,544	3,093	\$1,213,349	\$768,923	8.0%	8.6%	6.1%	6.8%
Tumut Shire, NSW	44.0%	\$223,155	179	\$234,105	\$204,964	1.6%	5.1%	na	na
Tweed, NSW	41.6%	\$179,283	2,423	\$492,347	\$343,166	2.5%	7.3%	1.0%	4.9%
Upper Hunter Shire, NSW	38.1%	\$130,898	167	\$302,461	\$254,670	4.1%	7.3%	na	na
Wagga Wagga, NSW	35.0%	\$106,823	1,322	\$313,956	\$246,960	3.1%	5.4%	2.7%	4.6%
Warringah, NSW	63.8%	\$599,256	2,572	\$1,380,069	\$680,022	6.6%	8.2%	5.3%	7.1%
Waverley, NSW	65.4%	\$737,566	1,265	\$2,271,553	\$952,960	7.4%	9.1%	6.0%	7.6%
Willoughby, NSW	67.7%	\$735,380	1,467	\$2,037,193	\$870,585	7.7%	8.7%	5.8%	6.2%
Wingecaribee, NSW	48.1%	\$261,492	1,594	\$535,437	\$414,279	4.8%	8.5%	0.4%	5.4%
Wollondilly, NSW	50.7%	\$262,069	977	\$570,770	\$327,186	5.4%	8.7%	3.0%	6.3%
Wollongong, NSW	50.3%	\$249,706	4,066	\$597,640	\$436,909	4.4%	7.3%	3.8%	6.4%
Woollahra, NSW	62.3%	\$741,737	1,701	\$2,709,407	\$1,009,505	5.8%	7.9%	6.1%	7.5%
Wyong, NSW	45.9%	\$193,879	4,560	\$460,860	\$358,143	3.7%	6.9%	2.0%	5.2%
Yass Valley, NSW	43.2%	\$197,622	247	\$418,488	\$342,444	6.8%	9.5%	na	na
Young, NSW	33.4%	\$100,364	240	\$243,999	\$201,200	3.1%	6.0%	-0.3%	na

Summary tables

VIC Council areas

Council area indicators, Victoria									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
Ararat, VIC	43.2%	\$103,634	121	\$218,491	\$183,524	3.9%	6.8%	na	na
Ballarat, VIC	35.7%	\$110,018	2,195	\$316,350	\$229,028	3.7%	6.5%	3.0%	5.2%
Banyule, VIC	54.3%	\$306,186	2,555	\$677,151	\$498,041	7.1%	8.5%	6.0%	7.4%
Bass Coast, VIC	40.0%	\$131,410	1,202	\$378,035	\$318,461	3.3%	8.0%	1.4%	6.4%
Baw Baw, VIC	33.7%	\$92,310	918	\$329,630	\$239,617	3.5%	6.3%	2.2%	5.2%
Bayside, VIC	61.1%	\$615,426	2,194	\$1,522,434	\$766,145	7.3%	9.3%	6.2%	8.5%
Boroondara, VIC	66.3%	\$767,914	3,679	\$1,869,890	\$594,153	10.1%	10.4%	6.3%	7.6%
Brimbank, VIC	44.1%	\$189,716	3,157	\$448,436	\$324,664	6.1%	7.2%	4.6%	6.7%
Campaspe, VIC	35.5%	\$92,511	511	\$284,374	\$227,718	3.0%	5.2%	2.0%	4.4%
Cardinia, VIC	38.7%	\$156,993	1,716	\$399,910	\$286,140	4.1%	6.5%	2.8%	6.4%
Casey, VIC	41.6%	\$173,990	5,010	\$434,860	\$324,209	5.5%	7.1%	4.0%	6.6%
Colac-Otway, VIC	33.3%	\$93,294	329	\$290,590	\$264,973	3.4%	6.1%	0.5%	4.9%
Darebin, VIC	52.3%	\$306,259	2,335	\$760,253	\$426,791	7.5%	9.4%	5.6%	8.0%
East Gippsland, VIC	32.2%	\$86,716	786	\$294,018	\$240,376	2.1%	5.3%	2.1%	5.1%
Frankston, VIC	43.5%	\$174,948	3,098	\$438,426	\$307,719	5.7%	7.8%	4.0%	7.1%
Glen Eira, VIC	56.7%	\$390,164	3,142	\$1,215,655	\$564,442	8.8%	10.1%	6.3%	8.0%
Golden Plains, VIC	41.9%	\$165,604	135	\$390,716	\$278,655	5.6%	6.9%	na	na
Greater Bendigo, VIC	38.9%	\$127,892	1,723	\$340,137	\$253,241	4.4%	6.8%	2.7%	5.3%
Greater Dandenong, VIC	48.8%	\$214,099	2,439	\$519,969	\$317,703	7.5%	8.7%	6.1%	7.6%
Greater Geelong, VIC	40.3%	\$149,060	4,751	\$411,240	\$306,274	4.7%	7.5%	3.7%	6.5%
Greater Shepparton, VIC	31.8%	\$81,084	914	\$260,415	\$204,316	2.0%	4.7%	1.6%	4.2%
Hepburn, VIC	35.9%	\$116,631	252	\$369,759	\$306,834	5.6%	7.6%	0.4%	6.6%
Hobsons Bay, VIC	51.9%	\$304,475	1,556	\$695,482	\$472,807	7.9%	9.1%	7.6%	9.0%
Horsham, VIC	33.2%	\$93,318	355	\$252,440	\$194,585	3.3%	5.2%	1.9%	4.3%
Hume, VIC	38.3%	\$153,524	3,302	\$395,995	\$316,348	4.6%	6.7%	3.3%	6.1%
Indigo, VIC	33.9%	\$111,724	165	\$314,073	\$194,144	2.3%	5.3%	0.0%	na
Kingston, VIC	54.6%	\$334,216	3,105	\$742,785	\$473,353	7.3%	9.1%	6.2%	8.0%
Knox, VIC	54.1%	\$296,384	2,682	\$624,257	\$421,728	8.3%	8.8%	5.7%	7.6%
Latrobe, VIC	31.6%	\$81,629	1,221	\$233,927	\$177,540	4.0%	6.1%	3.2%	5.3%
Macedon Ranges, VIC	43.6%	\$220,168	666	\$529,309	\$350,390	5.6%	7.4%	4.5%	7.3%
Manningham, VIC	63.0%	\$531,044	2,012	\$1,037,258	\$624,712	9.0%	9.3%	6.1%	7.8%
Maribyrnong, VIC	49.9%	\$286,979	1,627	\$735,112	\$401,336	7.9%	10.2%	5.5%	9.3%
Maroondah, VIC	54.8%	\$309,893	2,226	\$674,092	\$438,943	8.0%	9.0%	6.6%	8.2%
Melbourne, VIC	46.6%	\$248,286	3,724	\$1,008,739	\$499,520	6.8%	8.2%	4.5%	4.7%
Melton, VIC	34.5%	\$109,244	2,678	\$397,778	\$300,949	4.0%	7.4%	4.9%	7.4%
Mildura, VIC	31.8%	\$77,955	1,043	\$238,020	\$162,034	2.7%	5.1%	1.2%	3.9%
Mitchell, VIC	34.7%	\$117,290	511	\$337,502	\$249,080	3.4%	7.2%	2.4%	6.7%
Moir, VIC	31.9%	\$75,628	453	\$253,826	\$202,008	2.7%	4.9%	1.2%	4.5%
Monash, VIC	63.0%	\$488,248	3,274	\$999,997	\$605,934	10.4%	10.6%	6.6%	8.2%
Moonee Valley, VIC	50.9%	\$317,089	2,010	\$909,059	\$468,037	7.1%	9.1%	4.7%	7.4%
Moorabool, VIC	37.6%	\$134,735	411	\$380,532	\$268,549	4.5%	6.8%	3.6%	6.3%

VIC Council areas continued

Council area indicators, Victoria									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
Moreland, VIC	50.7%	\$279,339	3,145	\$727,706	\$437,130	6.7%	9.0%	5.5%	8.1%
Mornington Peninsula, VIC	47.7%	\$244,461	4,788	\$578,296	\$406,102	5.8%	8.6%	4.4%	7.4%
Mount Alexander, VIC	45.7%	\$176,642	273	\$385,199	\$314,370	5.8%	7.9%	5.8%	6.9%
Murrindindi, VIC	37.7%	\$115,696	169	\$318,043	\$254,426	2.5%	5.6%	na	na
Nillumbik, VIC	49.6%	\$278,887	1,140	\$652,320	\$502,906	4.4%	6.6%	6.3%	7.4%
Port Phillip, VIC	50.0%	\$315,105	2,358	\$1,326,202	\$548,432	7.4%	9.4%	4.9%	8.1%
South Gippsland, VIC	39.1%	\$117,427	462	\$297,617	\$256,318	2.6%	6.0%	2.7%	4.7%
Southern Grampians, VIC	39.5%	\$88,223	195	\$216,767	\$203,554	-0.2%	5.6%	1.0%	na
Stonnington, VIC	56.9%	\$443,244	2,630	\$1,598,278	\$560,539	8.0%	9.6%	5.4%	7.1%
Surf Coast, VIC	49.7%	\$269,169	720	\$677,750	\$552,580	4.8%	8.3%	2.7%	8.6%
Wangaratta, VIC	45.0%	\$136,795	427	\$288,927	\$200,324	2.8%	5.8%	2.1%	4.0%
Warmambool, VIC	31.1%	\$90,589	550	\$345,597	\$264,644	2.5%	6.3%	2.7%	5.7%
Wellington, VIC	37.9%	\$105,615	783	\$269,885	\$220,346	2.8%	5.6%	3.8%	6.0%
Whitehorse, VIC	64.9%	\$524,495	3,398	\$976,409	\$606,880	9.7%	10.3%	7.5%	8.5%
Whittlesea, VIC	40.3%	\$170,566	2,546	\$432,734	\$332,106	4.6%	6.7%	3.4%	5.7%
Wodonga, VIC	33.8%	\$89,635	748	\$296,637	\$197,610	2.4%	5.5%	1.1%	4.1%
Wyndham, VIC	37.9%	\$146,581	3,885	\$407,210	\$294,707	5.3%	7.4%	3.1%	6.4%
Yarra Ranges, VIC	45.1%	\$214,811	2,654	\$507,909	\$380,436	6.1%	7.8%	5.8%	7.9%
Yarra, VIC	56.6%	\$438,282	1,869	\$1,047,237	\$567,429	7.8%	9.6%	5.0%	8.8%

Summary tables

QLD Council areas

Council area indicators, Queensland									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
Brisbane, QLD	45.3%	\$227,539	26,242	\$611,979	\$418,901	5.4%	7.4%	4.0%	5.5%
Bundaberg, QLD	28.8%	\$83,065	1,498	\$300,082	\$251,533	2.8%	5.7%	1.7%	5.3%
Cairns, QLD	37.4%	\$130,674	3,826	\$392,501	\$225,704	3.8%	4.8%	1.9%	3.5%
Central Highlands, QLD	21.9%	\$73,699	203	\$296,971	\$293,634	-1.7%	3.5%	-2.5%	1.3%
Charters Towers, QLD	31.6%	\$94,591	125	\$238,510	\$179,572	4.5%	4.7%	na	na
Cook, QLD	47.0%	\$201,144	47	\$334,767	na	0.8%	5.9%	na	na
Douglas, QLD	26.6%	\$92,278	455	\$439,087	\$243,030	0.6%	5.2%	-2.2%	1.8%
Fraser Coast, QLD	33.2%	\$96,161	2,173	\$306,878	\$248,842	2.0%	5.7%	-0.4%	4.1%
Gladstone, QLD	11.8%	\$41,472	764	\$359,953	\$274,809	4.8%	6.4%	4.3%	6.1%
Gold Coast, QLD	41.4%	\$184,258	18,277	\$554,152	\$366,150	3.1%	6.0%	1.5%	4.6%
Goondiwindi, QLD	41.3%	\$163,078	126	\$266,274	\$214,599	3.6%	5.2%	na	na
Gympie, QLD	32.4%	\$89,471	976	\$296,535	\$251,776	2.9%	5.9%	1.6%	5.4%
Ipswich, QLD	31.8%	\$99,978	3,730	\$318,988	\$257,176	3.7%	6.6%	5.8%	5.7%
Isaac, QLD	8.5%	\$25,584	102	\$289,882	\$345,448	-2.4%	14.4%	na	na
Livingstone, QLD	28.1%	\$89,384	536	\$416,005	\$319,292	3.5%	6.4%	6.3%	6.7%
Lockyer Valley, QLD	31.2%	\$90,134	544	\$317,209	\$212,068	3.7%	6.2%	5.6%	na
Logan, QLD	36.6%	\$131,262	6,324	\$389,672	\$248,929	4.1%	6.4%	4.6%	4.2%
Mackay, QLD	17.6%	\$57,627	1,176	\$365,556	\$271,030	2.1%	5.6%	2.9%	4.7%
Mareeba, QLD	32.4%	\$99,551	260	\$340,596	\$235,274	5.7%	5.1%	5.4%	2.6%
Moreton Bay, QLD	38.2%	\$150,328	9,119	\$422,260	\$309,600	3.6%	6.6%	3.3%	5.4%
Mount Isa, QLD	25.5%	\$84,374	128	\$336,526	\$305,657	7.5%	6.3%	na	na
Noosa, QLD	46.5%	\$209,232	1,915	\$571,098	\$467,891	2.4%	6.6%	-0.7%	4.2%
Redland, QLD	38.6%	\$169,248	3,485	\$485,112	\$355,818	3.5%	6.6%	4.7%	5.9%
Rockhampton, QLD	28.7%	\$79,378	946	\$296,591	\$281,342	5.4%	6.0%	7.8%	6.2%
Scenic Rim, QLD	38.5%	\$151,802	724	\$431,061	\$253,836	3.9%	6.7%	7.9%	6.1%
Somerset, QLD	38.5%	\$151,096	374	\$318,359	\$259,658	4.3%	6.6%	na	na
South Burnett, QLD	30.7%	\$73,070	429	\$226,145	\$194,284	1.7%	5.0%	na	na
Southern Downs, QLD	33.2%	\$77,767	527	\$264,955	\$229,168	3.7%	6.1%	4.0%	5.8%
Sunshine Coast, QLD	43.3%	\$190,348	8,009	\$512,927	\$368,378	2.8%	6.5%	1.0%	5.2%
Toowoomba, QLD	36.5%	\$125,780	3,342	\$364,645	\$280,141	4.5%	6.5%	4.7%	6.1%
Townsville, QLD	30.2%	\$94,023	2,938	\$337,010	\$265,906	3.2%	5.5%	2.8%	5.3%
Western Downs, QLD	27.1%	\$79,697	252	\$262,606	\$330,241	5.4%	7.2%	6.6%	7.0%
Whitsunday, QLD	21.3%	\$76,545	460	\$359,497	\$274,050	4.4%	6.5%	-1.4%	4.2%

Summary tables

SA Council areas

Council area indicators, South Australia									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
Adelaide Hills, SA	47.3%	\$219,581	698	\$551,939	\$328,236	4.1%	6.7%	5.1%	6.8%
Adelaide, SA	42.0%	\$174,285	748	\$694,637	\$396,002	4.3%	7.8%	4.0%	5.4%
Alexandrina, SA	45.1%	\$151,848	705	\$346,308	\$245,911	2.3%	7.1%	2.9%	5.9%
Barossa, SA	35.1%	\$113,742	450	\$349,776	\$218,285	3.4%	6.1%	2.4%	4.2%
Burnside, SA	48.7%	\$268,886	1,105	\$815,867	\$376,016	4.9%	7.3%	3.9%	5.9%
Campbelltown, SA	48.6%	\$213,660	1,187	\$510,286	\$312,065	5.3%	7.5%	4.4%	6.1%
Charles Sturt, SA	42.6%	\$162,059	2,611	\$490,678	\$332,617	5.0%	7.2%	5.5%	6.8%
Holdfast Bay, SA	44.7%	\$217,159	1,119	\$647,068	\$383,824	4.9%	7.5%	3.6%	6.4%
Light, SA	41.0%	\$123,877	234	\$348,945	\$192,777	4.7%	7.3%	na	na
Mallala, SA	41.1%	\$133,265	81	\$358,820	na	4.0%	6.8%	na	na
Marion, SA	39.4%	\$151,593	2,376	\$447,339	\$314,140	5.1%	7.3%	5.8%	7.3%
Mid Murray, SA	35.8%	\$97,301	131	\$233,130	na	3.5%	6.6%	na	na
Mitcham, SA	45.6%	\$201,395	1,409	\$562,998	\$312,119	4.9%	7.2%	5.2%	6.6%
Mount Barker, SA	39.9%	\$150,160	637	\$399,170	\$282,022	4.7%	6.8%	4.0%	6.0%
Murray Bridge, SA	37.7%	\$89,820	353	\$247,565	\$166,127	3.0%	5.9%	2.3%	5.0%
Norwood Payneham St Peters, SA	44.0%	\$201,559	927	\$667,145	\$367,132	5.7%	8.0%	5.4%	6.5%
Onkaparinga, SA	36.0%	\$117,091	3,663	\$346,898	\$246,316	4.4%	7.0%	4.3%	6.3%
Playford, SA	31.5%	\$82,744	1,778	\$235,529	\$157,106	3.9%	6.5%	2.8%	5.9%
Port Adelaide Enfield, SA	39.9%	\$131,822	2,870	\$399,745	\$277,549	4.8%	7.8%	4.6%	6.5%
Prospect, SA	47.4%	\$207,004	405	\$626,772	\$295,332	5.1%	7.3%	4.0%	6.5%
Salisbury, SA	31.6%	\$90,931	2,888	\$306,714	\$234,515	4.3%	6.9%	4.8%	7.0%
Tea Tree Gully, SA	37.1%	\$123,685	1,932	\$381,854	\$273,408	4.1%	6.3%	3.7%	5.6%
Unley, SA	47.0%	\$211,018	966	\$765,688	\$362,127	5.8%	8.1%	4.9%	6.6%
Victor Harbor, SA	34.8%	\$111,367	530	\$362,086	\$265,930	2.4%	6.0%	1.1%	5.1%
West Torrens, SA	37.8%	\$146,633	1,427	\$504,504	\$292,386	5.1%	7.3%	4.3%	5.6%
Whyalla, SA	25.9%	\$52,664	211	\$242,009	\$176,146	4.5%	5.0%	7.3%	6.7%
Yorke Peninsula, SA	37.8%	\$114,212	279	\$264,227	\$187,112	3.1%	7.0%	na	na

Summary tables

WA Council areas

Council area indicators, Western Australia									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
Albany, WA	32.6%	\$110,394	530	\$397,831	\$316,503	5.0%	6.7%	6.8%	7.0%
Armadale, WA	33.6%	\$140,605	1,416	\$407,316	\$296,983	7.9%	8.3%	8.5%	7.4%
Augusta-Margaret River, WA	53.8%	\$325,579	313	\$555,648	\$360,410	3.7%	7.0%	1.3%	5.1%
Bassendean, WA	41.1%	\$183,826	247	\$546,392	\$439,840	7.5%	8.6%	5.7%	6.9%
Bayswater, WA	43.8%	\$202,465	1,246	\$601,697	\$425,413	6.7%	8.2%	7.7%	8.3%
Belmont, WA	43.4%	\$200,465	728	\$539,369	\$432,495	6.8%	9.0%	5.7%	8.9%
Bunbury, WA	37.4%	\$134,269	570	\$355,079	\$314,044	3.3%	6.6%	1.3%	5.7%
Busselton, WA	41.7%	\$205,407	780	\$513,159	\$390,256	4.1%	7.3%	3.7%	5.7%
Cambridge, WA	52.0%	\$344,409	580	\$1,285,444	\$388,444	6.0%	8.1%	8.1%	9.6%
Canning, WA	44.9%	\$235,081	1,547	\$601,867	\$454,405	7.0%	7.9%	5.7%	6.7%
Chittering, WA	42.5%	\$221,520	66	\$541,289	na	8.1%	9.4%	na	na
Cockburn, WA	40.6%	\$208,623	1,660	\$557,030	\$419,405	7.1%	8.4%	7.7%	8.1%
Dardanup, WA	25.3%	\$93,941	215	\$375,676	\$301,382	4.8%	7.2%	3.6%	na
Fremantle, WA	47.7%	\$344,551	535	\$759,724	\$548,709	5.4%	7.9%	5.6%	8.4%
Gosnells, WA	39.1%	\$162,820	1,441	\$430,033	\$348,102	7.4%	8.3%	6.6%	6.6%
Greater Geraldton, WA	28.3%	\$102,654	278	\$354,178	\$294,708	6.9%	6.7%	3.9%	5.0%
Harvey, WA	34.2%	\$136,853	428	\$389,106	\$324,400	5.3%	7.7%	4.5%	7.0%
Joondalup, WA	42.5%	\$233,379	2,370	\$619,614	\$443,604	6.1%	8.0%	4.4%	5.8%
Kalamunda, WA	41.8%	\$192,092	873	\$527,666	\$417,032	6.5%	7.6%	6.0%	6.3%
Kalgoorlie/Boulder, WA	25.4%	\$92,242	405	\$323,284	\$257,142	7.0%	5.1%	7.9%	4.3%
Kwinana, WA	31.7%	\$119,368	667	\$350,975	\$213,867	8.4%	9.1%	5.8%	na
Mandurah, WA	30.6%	\$116,205	1,922	\$402,153	\$310,451	4.6%	7.5%	3.4%	6.6%
Melville, WA	54.4%	\$370,100	1,630	\$793,933	\$555,138	6.4%	7.4%	6.0%	6.7%
Mundaring, WA	42.7%	\$244,254	583	\$544,236	\$328,019	5.5%	7.7%	8.2%	4.3%
Murray, WA	29.1%	\$116,070	269	\$433,686	\$193,854	6.3%	8.1%	3.5%	na
Northam, WA	40.7%	\$149,255	142	\$282,284	\$167,377	7.0%	8.3%	na	na
Northampton, WA	28.2%	\$118,590	80	\$361,388	\$204,035	2.3%	6.5%	-4.2%	2.7%
Perth, WA	30.8%	\$144,543	786	\$860,723	\$524,734	6.4%	7.2%	4.2%	8.2%
Rockingham, WA	30.3%	\$121,967	2,371	\$416,917	\$327,022	5.9%	8.1%	5.2%	7.2%
Serpentine-Jarrahdale, WA	38.2%	\$187,231	322	\$507,675	\$399,593	6.1%	7.2%	na	na
South Perth, WA	45.4%	\$274,186	766	\$902,327	\$555,955	6.5%	8.1%	5.1%	6.7%
Stirling, WA	41.9%	\$216,106	4,278	\$661,788	\$468,762	6.0%	8.0%	6.0%	7.6%
Subiaco, WA	55.7%	\$509,411	401	\$1,119,413	\$564,705	4.4%	7.6%	5.2%	7.5%
Swan, WA	36.2%	\$158,593	2,041	\$462,739	\$369,283	6.5%	8.3%	5.3%	7.1%
Victoria Park, WA	47.8%	\$239,672	630	\$645,641	\$504,663	7.4%	8.1%	7.4%	7.8%
Vincent, WA	41.5%	\$283,739	357	\$872,720	\$549,674	6.8%	8.2%	6.2%	9.1%
Wanneroo, WA	31.5%	\$140,290	2,958	\$485,218	\$394,565	7.2%	9.1%	6.9%	5.9%

Summary tables

TAS Council areas

Council area indicators, Tasmania									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
Break O'Day, TAS	30.3%	\$75,192	142	\$224,469	\$204,077	1.5%	5.8%	na	na
Brighton, TAS	34.5%	\$133,228	234	\$211,129	\$209,446	2.3%	5.4%	2.4%	na
Burnie, TAS	29.4%	\$70,149	345	\$221,474	\$188,853	4.4%	5.9%	2.9%	4.4%
Central Coast, TAS	30.6%	\$85,294	362	\$260,763	\$232,399	3.6%	5.8%	2.1%	4.6%
Central Highlands, TAS	30.6%	\$80,768	66	\$154,526	na	22.0%	6.0%	na	na
Clarence, TAS	35.7%	\$119,573	1,008	\$366,216	\$294,284	3.6%	6.4%	2.9%	5.3%
George Town, TAS	28.7%	\$77,290	138	\$182,324	\$196,910	1.9%	5.7%	na	na
Glenorchy, TAS	31.8%	\$87,664	850	\$267,931	\$210,263	3.3%	6.1%	1.9%	5.0%
Hobart, TAS	39.4%	\$155,259	1,050	\$492,290	\$346,326	4.4%	7.0%	3.3%	5.7%
Huon Valley, TAS	30.1%	\$92,670	349	\$308,984	\$218,036	5.0%	7.3%	2.1%	na
Kentish, TAS	23.0%	\$55,158	80	\$262,040	na	5.5%	7.5%	na	na
Kingborough, TAS	38.4%	\$134,047	710	\$409,369	\$279,576	3.0%	6.7%	2.8%	6.4%
Latrobe, TAS	34.2%	\$102,442	192	\$289,374	\$242,628	3.0%	6.5%	3.2%	6.1%
Launceston, TAS	31.0%	\$84,430	1,320	\$259,693	\$217,102	3.3%	6.2%	3.2%	5.6%
Meander Valley, TAS	31.3%	\$89,284	333	\$288,039	\$216,691	2.6%	6.2%	2.5%	5.0%
Northern Midlands, TAS	25.7%	\$71,772	239	\$259,570	\$210,005	3.7%	6.1%	2.3%	6.3%
Sorell, TAS	30.0%	\$85,159	294	\$276,553	\$239,650	5.1%	7.1%	3.3%	5.7%
Waratah/Wynyard, TAS	30.1%	\$81,818	244	\$249,069	\$216,456	4.2%	6.1%	3.7%	5.2%
West Tamar, TAS	34.0%	\$106,868	511	\$299,774	\$234,777	2.9%	6.2%	4.5%	5.8%

NT Council areas

Council area indicators, Northern Territory									
	Average equity					Annual compounding growth rate			
	Percentage	Dollar value	# dwelling sales past 12 months	Median house value	Median unit value	10 year houses	20 year houses	10 year units	20 year units
Darwin, NT	36.4%	\$168,560	1,410	\$618,252	\$455,720	7.3%	na	8.4%	na
Litchfield, NT	38.2%	\$204,352	231	\$731,383	\$402,882	8.4%	na	na	na
Palmerston, NT	36.3%	\$176,835	928	\$569,430	\$350,700	8.4%	na	10.6%	na

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