BULLETIN

1 December 2022

Australian dwelling prices: another leg lower
Nov CoreLogic home value index: –1.1%mth; –5.2%yr
Price declines continuing at a moderated pace.

- The CoreLogic home value index, covering the eight major capital cities, fell 1.1% in November, matching last month's decline after a period of moderation in the monthly pace of price falls (–1.6%, –1.4% and –1.1% in August, September and October respectively). Annual price growth fallen further into negative territory, down 5.2%yr.

- The detail continues to show broad-based declines across the major eastern states with all segments – by type, price tier and metro-regional – showing material price falls. SA and WA continue to see more resilient price performances, with performances varying somewhat across the smaller states and territories, falling in line with the national average in Tas and the ACT but relatively resilient in the NT.

- Turnover continued to fall sharply in the November month after steadying in Q3. Preliminary estimates suggest sales nationally were down about 5% in the month, with Sydney and Melbourne continuing to record much steeper falls. Overall, sales are now down 3.3%qtr on a rolling 3mth basis.

- Sydney continues to lead the correction, a further 1.3% decline in November taking the peak-to-trough decline to 11.4% since January. The slowing in price declines for 'top tier' houses in the city was again evident in November, but these segments continue to run well ahead of the declines for lower tier properties and units.

- Brisbane recorded another 2.0% fall in November, matching the result in October. This was the sharpest price fall in the month, continuing the turnaround since mid-year, with annual price growth having fallen from 29.7%yr to 3.3%yr. 'Top' and 'middle-tier' houses continue to lead the price falls, with unit prices still showing much milder declines, below 1%mth across price-tiers.

- Melbourne also posted a similar decline to last month, down 0.8% in November. Prices are down 7.1% from the peak in February, broadly in line with the correction seen nationally. Price declines were similar across price tiers in November, with weakness in houses continuing to run ahead of units.

- Perth and Adelaide continues to hold up much better relative to the eastern states. Adelaide is still the strongest performer, prices up 13.4%yr and price declines being confined to 'top-tier' and 'middle-tier' houses. Prices held flat in Perth in November, supported by some stabilisation in 'top-tier' house prices. Perth's annual price growth is still positive but at a subdued 3.9%yr.

- The price decline in Hobart in November was in line with the national result (–1.2%mth), while Canberra posted a larger fall (–2.0%mth). Price declines in regional areas of NSW, Qld and Vic all moderated slightly in the month (–1.4%, –0.9% and –0.8% respectively).

- Overall, the price correction still looks to be well entrenched across price tiers and sub-markets. Although the pace has moderated in recent months, stabilisation still looks a long way off given the RBA's ongoing rate hike cycle.

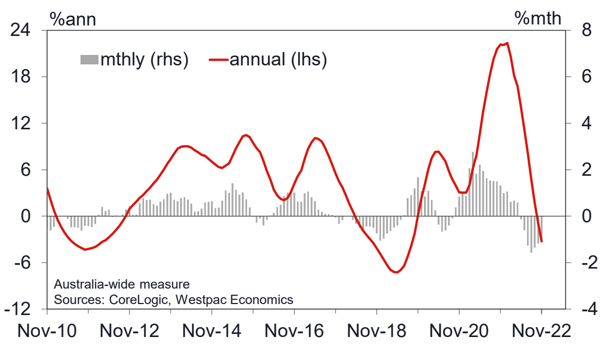
Ryan Wells, Economist

CoreLogic home value index: November 2022

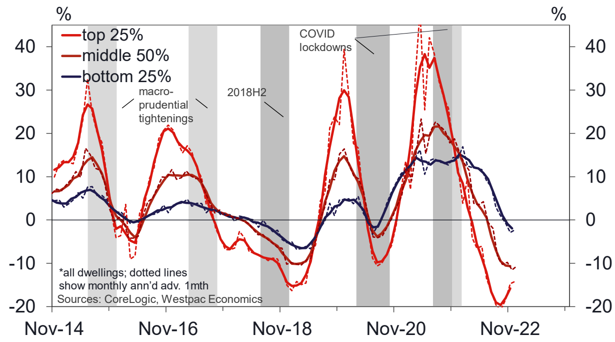
	%mth				%ann			
	Aug	Sep	Oct	Nov	Aug	Sep	Oct	Nov
Australia*	**-1.6**	**-1.4**	**-1.1**	**-1.1**	**2.2**	**-0.7**	**-3.1**	**-5.2**
- houses	-1.8	-1.6	-1.2	-1.2	2.7	-0.5	-3.2	-5.5
- units	-0.9	-0.8	-0.7	-0.6	0.5	-1.2	-3.0	-4.3
Major capital cities								
Sydney	-2.3	-1.8	-1.3	-1.3	-2.5	-6.0	-8.6	-10.6
Melbourne	-1.2	-1.1	-0.8	-0.8	-2.1	-3.9	-5.6	-7.0
Brisbane	-1.8	-1.7	-2.0	-2.0	17.5	13.4	8.4	3.3
Adelaide	-0.1	-0.2	-0.3	-0.3	21.8	19.2	16.5	13.4
Perth	-0.2	-0.4	-0.2	0.0	4.9	4.1	4.0	3.9
Turnover^	-5.4	-3.7	-1.9	-3.3	-14.4	-14.5	-17.2	-20.4

*combined capital cities Sources: CoreLogic, Westpac Economics
^ rolling 3mth total, %3mth and %ann ch, seasonally adjusted by Westpac.

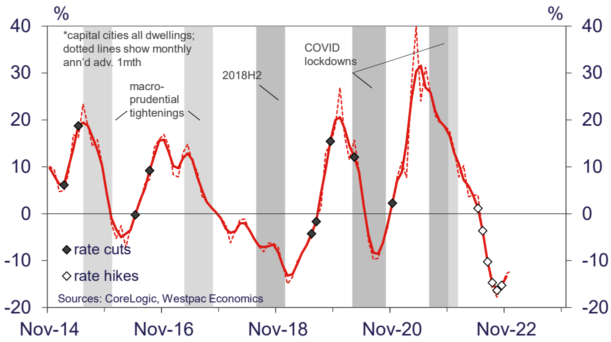
Australian dwelling prices



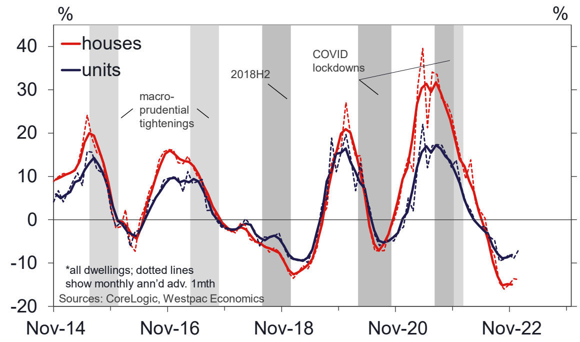
Dwelling prices: by property value, 3mth ann'd



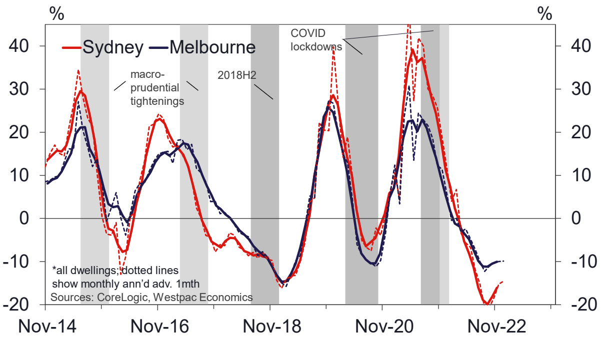
Australian dwelling prices: 3mth annualised



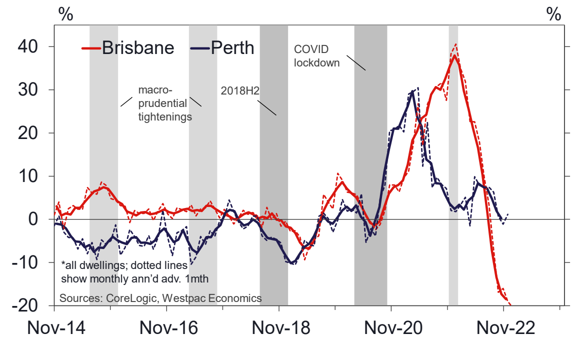
Dwelling prices: houses, units, 3mth annualised



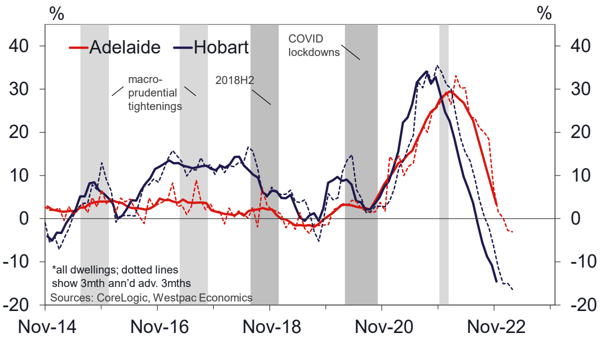
Sydney, Melbourne dwelling prices: 3mth ann'd



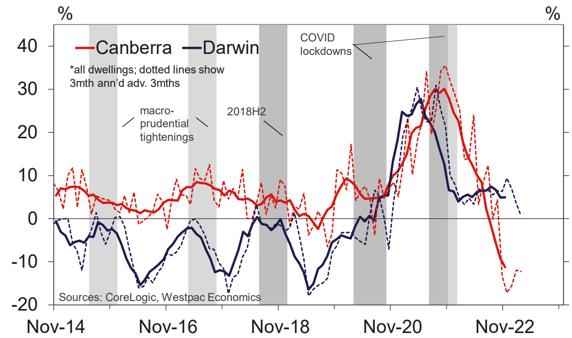
Brisbane, Perth dwelling prices: 3mth ann'd



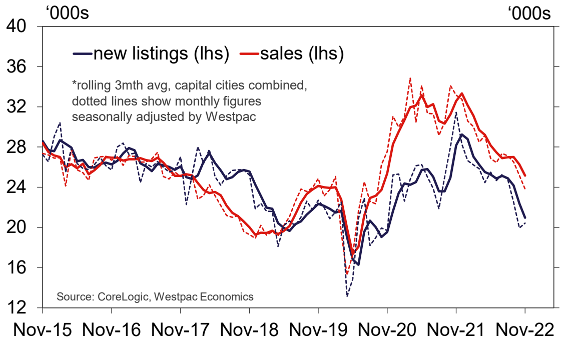
Adelaide, Hobart dwelling prices: 6mth ann'd



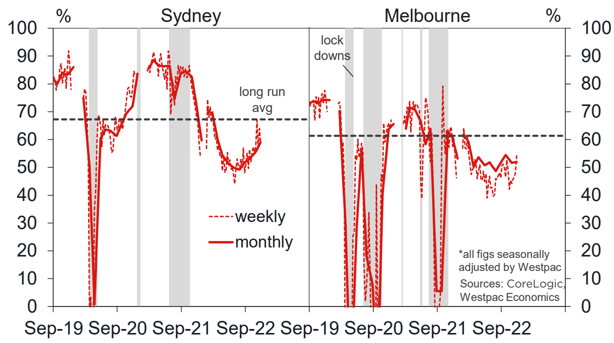
Canberra, Darwin dwelling prices: 6mth ann'd



Residential property: listings and sales



Auction clearance rates: withdrawal adjusted



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