

1 December 2023

Australian dwelling prices: shifting gains Nov CoreLogic home value index: 0.6%^{mth}; 8.2%^{yr} Growth moderates with more signs of affordability strains.

- The CoreLogic home value index, covering the eight major capital cities, rose 0.6% in November, a touch below the 0.9% rise in October and the 0.8% rises recorded in July-September. Annual growth lifted to 8.2%^{yr}.
- All major capital city markets recorded rises, with the notable exception of Melbourne. Houses continued to outpace units. Perth, Adelaide and Brisbane also continued to outpace Sydney and Melbourne, which are both seeing some slowing in price momentum. Annual price growth ranged from 3.0%^{yr} in Melbourne up to 13.5%^{yr} in Perth. Across the 50 detailed sub-markets covered in November, 8 recorded declines, slightly more than the 2 recording declines in October.
- Turnover weakened further in November, down an estimated 1.6%^{qtr} on a rolling 3^{mth} basis in seasonally adjusted terms. Most major cities still experienced an increase in turnover. Weakness centres on Sydney and Melbourne – alongside the moderation in price growth this suggests affordability pressures are starting to weigh more heavily on demand in these markets.
- By price tier, dwellings in the top 25% by value under-performed in most markets once again. This relative under-performance was most noticeable in Melbourne, Adelaide, and Perth. Interestingly, in Sydney, ‘top tier’ units outperformed whilst ‘top tier’ houses under-performed. The strongest monthly price gains were for ‘bottom tier’ houses in Perth, closely followed by ‘middle tier’ houses and ‘bottom tier’ units in Perth. The pattern confirms the narrative that buyers are bidding up the more affordable parts of most markets.
- Price moves across smaller capital cities are as follows: Hobart prices posted a 0.1% decline and are down about 3.0%^{yr}; Canberra posted a 0.5%^{mth} gain and Darwin a 0.3% dip, both now showing prices down 0-1.5%^{yr}. Across regional areas, prices once again held about flat in regional Tasmania and regional Victoria at 0.3% and 0.2% respectively, with regional Victoria down by 2.2%^{yr}. However, there was a reasonably solid 0.5% gain in regional NSW and a 0.8% rise in regional Queensland (which includes the Gold and Sunshine Coast areas), the latter still sitting on a larger 7.2%^{yr} annual gain.
- Overall, the November update once again shows the price upturn continuing but with some signs that stretched affordability may be starting to impact the volume of sales and performances across markets. See our recently released [Housing Pulse](#) report for a more detailed discussion of conditions and the housing market outlook.

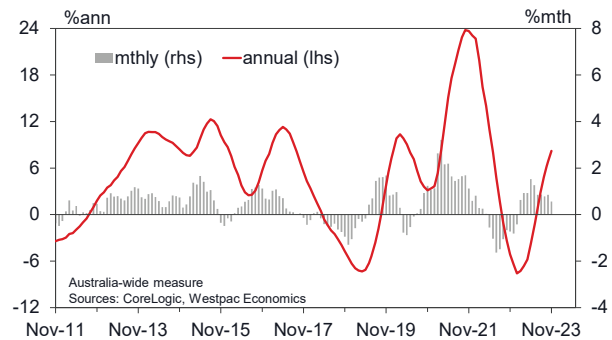
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CoreLogic home value index: November 2023

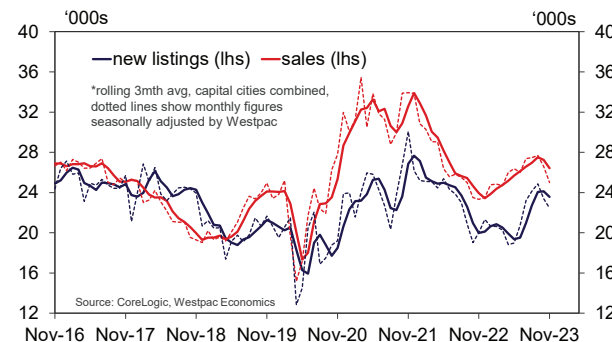
	% ^{mth}				% ^{ann}			
	Aug	Sep	Oct	Nov	Aug	Sep	Oct	Nov
Australia*	0.9	0.8	0.9	0.6	3.3	5.2	6.8	8.2
- houses	0.9	0.9	1.0	0.7	3.4	5.6	7.3	8.9
- units	0.7	0.5	0.5	0.3	2.8	4.1	5.2	6.0
Major capital cities								
Sydney	0.7	0.8	0.7	0.3	5.3	7.4	8.9	10.2
Melbourne	0.5	0.2	0.5	-0.1	0.3	1.3	2.4	3.0
Brisbane	1.4	1.2	1.4	1.3	2.2	5.1	8.1	10.7
Adelaide	1.2	1.3	1.3	1.2	2.9	4.7	6.2	7.6
Perth	1.6	1.6	1.8	1.9	7.7	9.6	11.5	13.5
Turnover [^]	3.8	3.2	0.9	-1.6	1.5	3.9	6.3	7.7

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

Australian dwelling prices

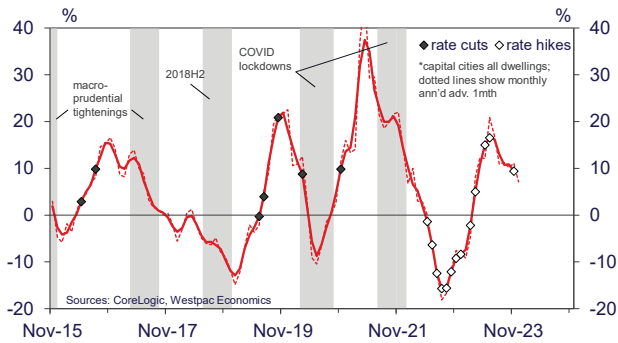


Residential property: listings and sales

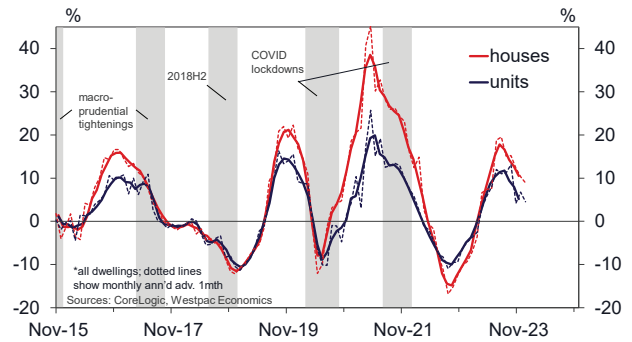


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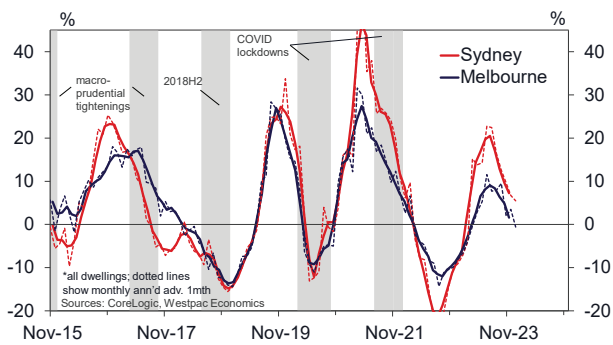
Australian dwelling prices: 3mth annualised



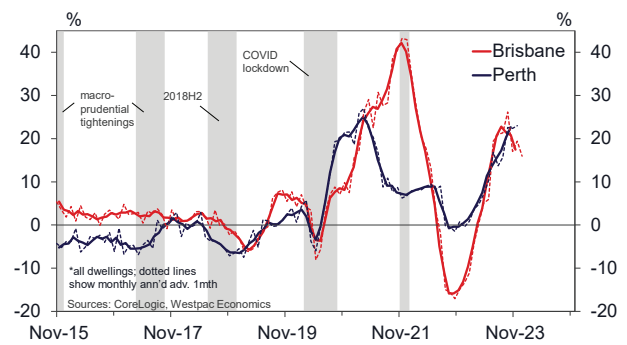
Dwelling prices: houses, units, 3mth annualised



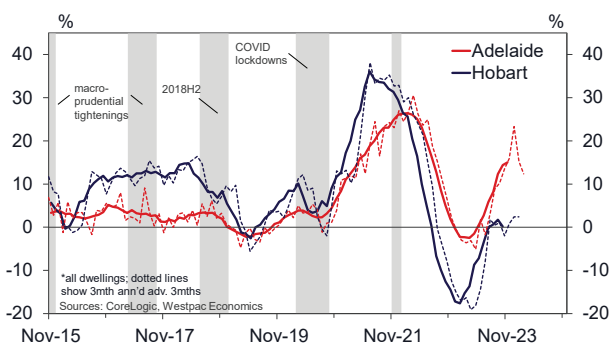
Sydney, Melbourne dwelling prices: 3mth ann'd



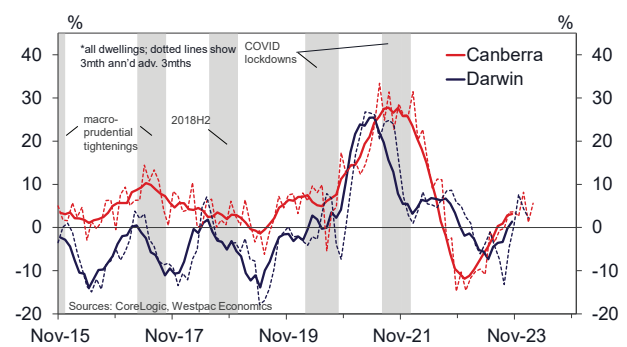
Brisbane, Perth dwelling prices: 3mth ann'd



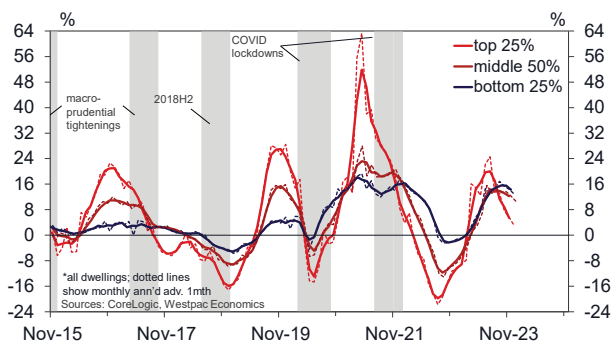
Adelaide, Hobart dwelling prices: 6mth ann'd



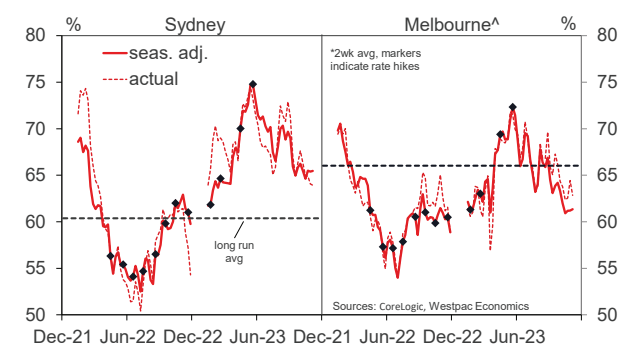
Canberra, Darwin dwelling prices: 6mth ann'd



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



Auction clearance rates: weekly



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