

## TURNOVER AND PRICES DOWN IN DECEMBER 2011

### Main Features

The ACT Planning and Land Authority (ACTPLA) data shows a decrease of 10.8 per cent in turnover for all residential properties from 678 in November 2011 to 605 in December. Turnover year-on-year to December 2011 was up 6.6 per cent.

The average price for all residential properties sold in the ACT decreased by 0.1 per cent, from \$520,504 in November 2011 to \$519,750 in December. The average price year-on-year to December 2011 for all residential properties was up 1.6 per cent.

### Commentary

Total residential property turnover decreased in December 2011. The decline in turnover for all residential properties in December 2011 was due to a decrease in 'other' residential properties (i.e. apartments, townhouses and duplexes) turnover from 341 in November 2011 to 229 in December. 'Standard' residential turnover increased from 337 in November 2011 to 376 in December. Total turnover in December 2011 was lower than its five-year monthly average level of 706.

The average price for all residential properties sold decreased by 0.1 per cent in December 2011. The decrease in December 2011 was due to a decrease in the price of 'standard' and 'other' residential properties (down 2.4% and 3.1% respectively).

The ACTPLA data are in original terms, and as such may be subject to volatility and are influenced by seasonal and irregular factors.

### Definition

The ACT Residential Property Market Report is based on monthly residential property transactions data supplied by ACTPLA. Data used in this report include only those transactions in the Full Property Transfer, Land and Improvements category. That is, only properties that involve the transaction of land and dwellings. All other categories of residential property transactions are excluded. From March 2005, partial transfers (where the buyer and seller in the transaction have at least one person in common) are excluded from average price estimation (as these transactions represent less than the full market value for a property), but are included in turnover estimates as they still represent a property market transaction.

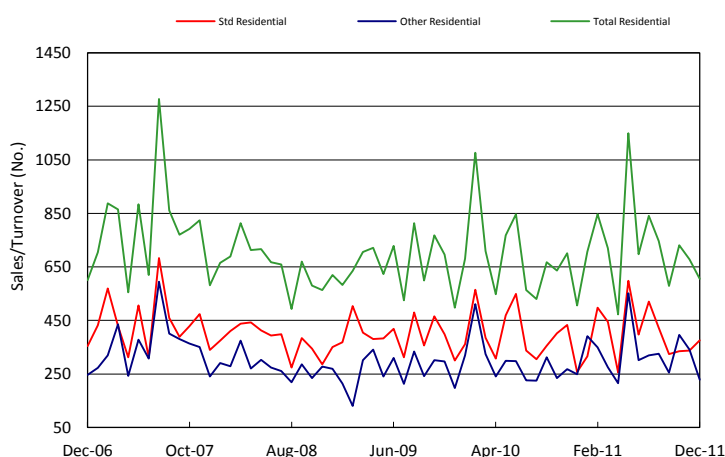
### ACT Property Turnover & Prices (Original, monthly data)

	December 2011	Change	
		Monthly	Annual(a)
<b>Standard residential</b>			
Turnover (No.)	376	11.6%	2.1%
Average price (\$)	560,310	-2.4%	1.6%
<b>Other residential</b>			
Turnover (No.)	229	-32.8%	12.6%
Average price (\$)	453,154	-3.1%	3.2%
<b>All Residential</b>			
Turnover (No.)	605	-10.8%	6.6%
Average price (\$)	519,750	-0.1%	1.6%

(a) Year-on-Year. The average price for a year is calculated by adjusting each month's average price to account for that month's share of yearly turnover.

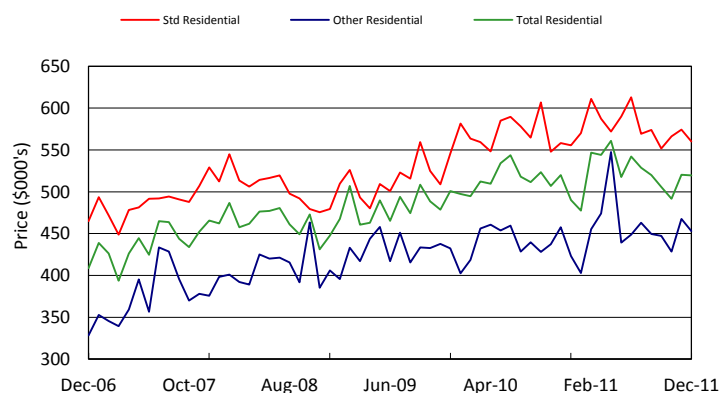
Source: ACTPLA

### Residential Turnover (Original, monthly data)



Source: ACTPLA

### Average ACT Residential Property Prices (Original, monthly data)



Source: ACTPLA